

# COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

## MASTER PLAN

LUSBY, MARYLAND

JULY 2020



ADOPTED AUGUST 11, 2020



Prepared By:  **WBCM**  
*Designing Infrastructure for Tomorrow®*

Prepared For:  **CALVERT COUNTY  
PARKS & RECREATION**

# Cove Point Park & Dominion Energy Regional Park

## Master Plan

### PREPARED FOR

CALVERT COUNTY PARKS & RECREATION

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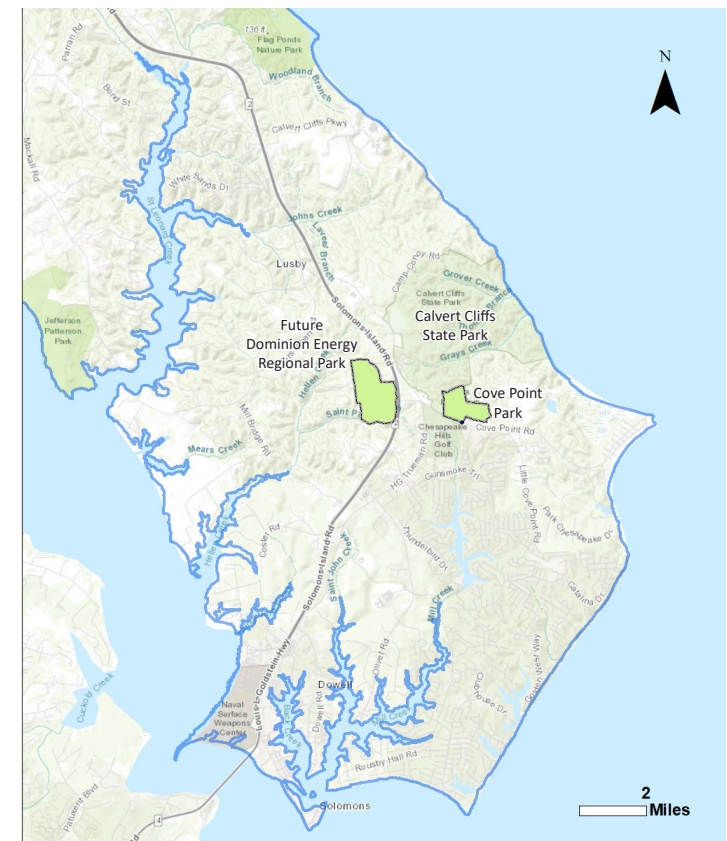
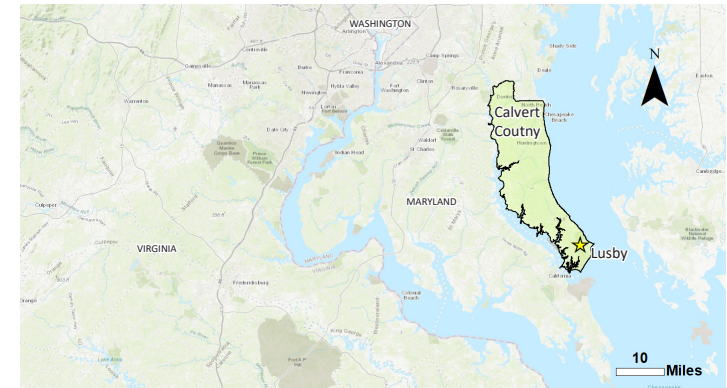
# Introduction

This master plan document covers two parks located closely within three-quarters of a mile of one another in southern Calvert County near Lusby, MD: Cove Point Park, an existing park, constructed and opened on June 1, 1982 and the future Dominion Energy Regional Park that was previously developed by Dominion Energy, LLC.

The existing Cove Point Park is located along the north side of Cove Point Road, Maryland Route 497. The Dominion Energy Regional Park is located on the west side of Solomons Island Road S, Maryland Route 2/4, at the intersection with Maryland Route 497. Cove Point Park was subject to an original master plan prepared in 1999 followed by several subsequent phases of implementation that mostly adhered to the original master plan. That original master plan for Cove Point Park had never been updated or revisited since it was first developed. In the latter part of 2018, Calvert County acquired an additional 100-acre parcel to complete the 179-acre future park site property in cooperation with Dominion Energy. Due to the timing of acquisition of this future park site, its proximity to the existing Cove Point Park location, and that park's outdated master plan, a new joint master planning effort to cover both park facilities was conceived.

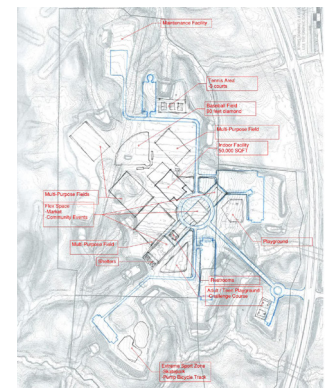
Through an on-call architectural and engineering services contract, the Calvert County Department of General Services in conjunction with the Department of Parks & Recreation contracted Whitney, Bailey, Cox and Magnani, LLC in December 2018 to conduct a planning effort over the following 14 months. The planning process included an inventory and analysis of existing conditions, review of the original Cove Point Park master plan, holding public meetings and conducting surveys for input to the park programming elements, development of draft master plan alternatives, making public presentations and receiving input regarding the draft, and preparation of the final master plan.

Throughout the process, the consultant's planning and design team worked with representatives from the Department of Parks & Recreation to ensure the planning process included stakeholder and public feedback. This ultimately met the master plan's goal of representing the overall community and County's desired vision.



The draft phase included public engagement through an online survey questionnaire and two public meetings. Both the survey and public meetings presented the four concept plan alternatives for review and comment by the community. The public meetings included presentation of the draft alternatives developed as well as an open session for both verbal and written public comments to be provided. The feedback received from the online survey and two public meetings was compiled, analyzed, and reviewed with the Department of Parks & Recreation. The feedback identified clear preference for a concept plan alternative for each park site, as well as comments about desired revisions and elements from the other concept options that could be incorporated.

The following pages outline the planning process, describe the site analysis and park programming, summarize the concept alternatives development, and provide the master plan recommendations.





# Master Plan Process

The planning process used for the development of this master plan included public engagement throughout the park programming and the draft master plan concept alternatives development phases. Public input was used to guide the programming of desired park elements as well as determine preferences and elicit feedback on concept plan alternatives prior to development of the final master plan recommendations.

Community public meetings were designed to maximize community access and participation. Public meeting dates and locations were held during different weeks, in both central and south Calvert County. The following community public meetings were held:

- *Public Meeting #1 - Programming* – May 14, 2019, Southern Community Center 20 Appeal Ln, Lusby, MD 20657
- *Public Meeting #2 - Programming* – May 23, 2019, Calvert Pines Senior Center 450 W Dares Beach Rd, Prince Frederick, MD 20678
- *Public Meeting #3 - Draft Master Plan* – October 10, 2019, Harriet E. Brown Community Center, 901 Dares Beach Rd, Prince Frederick, MD 20678
- *Public Meeting #4 - Draft Master Plan* – October 16, 2019, Southern Community Center 20 Appeal Ln, Lusby, MD 20657

The public surveys were posted online and available through the Department of Parks & Recreation's website and Facebook page. Online public surveys were available in April-May 2019 during the programming phase and in September-October 2019 during the draft phase. The April-May 2019 survey had 993 respondents and the September-October survey had 74 respondents.

In addition to these public meetings and surveys, two presentations were made to the Parks Board that corresponded with the programming and draft master plan phase public meetings. Feedback from the Parks Board was used to finalize the presentations prior to the public meetings for each stage. Presentations to the Parks Board were made on the following meeting dates:

*April 10, 2019* - The draft version of the programming meeting presentation used for public meeting # 1 and # 2 was presented to the Parks Board.

*September 11, 2019* - The draft version of the draft master plan meeting presentation used for public meeting # 3 and # 4 was presented to the Parks Board.

*Appendix B* contains copies of the public meeting presentations as well as results of the online surveys. Summary results from the public comments are further discussed later in this report under the programming and alternatives development sections.



## Future Park – Regional Park

- Option A: Regional park with local community amenities
- Option B: Premier destination park for sports events



## Cove Point Park – Local Park

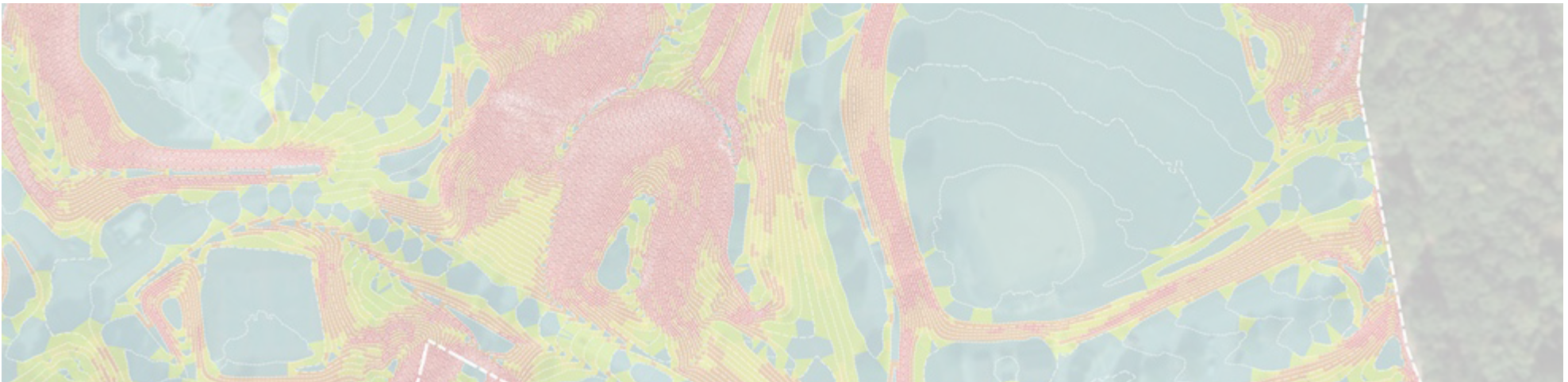
- Option A: A local community park for daily and seasonal activities
- Option B: A reorganization of the existing park by creating distinct parks within a park.





# SITE ANALYSIS OF COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

Existing Conditions and Analysis



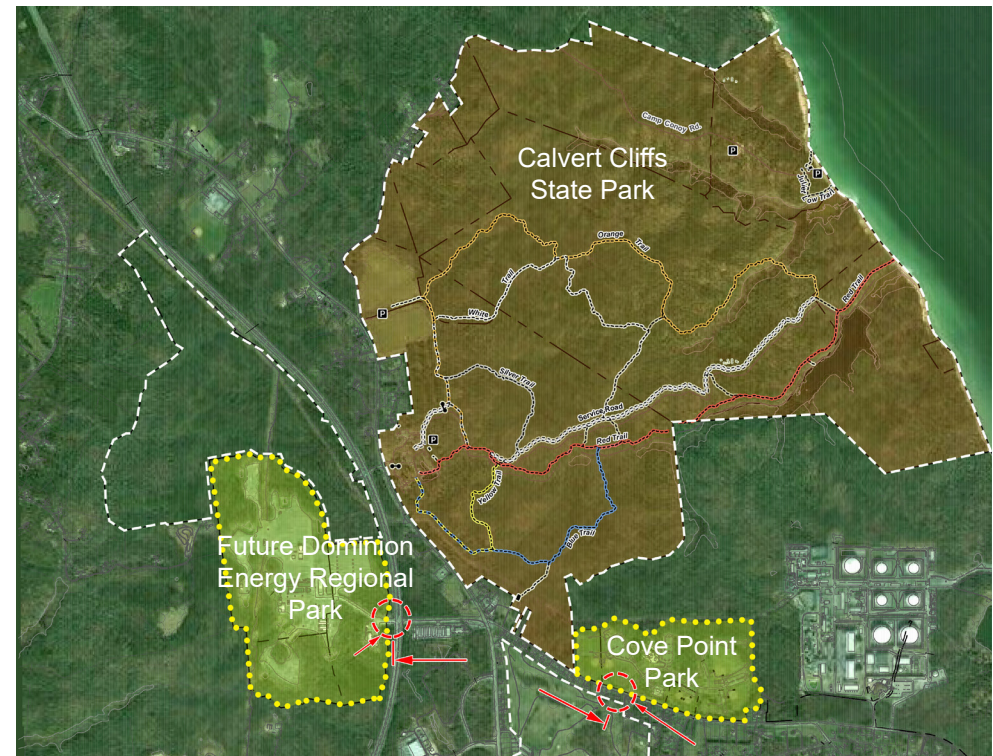
# Site Analysis

## Introduction

Cove Point Park and Dominion Energy Regional Park are in southern Calvert County, near Lusby, Maryland. The parks are separated by three-quarters of a mile along Cove Point Road, Maryland Route 497. Two other significant public recreation resources, County-owned Chesapeake Hills Golf Course and State of Maryland-owned Calvert Cliffs State Park, are located with an immediate, one-mile radius of these two parks.

Cove Point Park is an existing park today, that was built out over multiple phases based primarily on the original 1999 park master plan. the park is located near many housing units and neighborhoods to the south of the park. in which, Cove Point Park has become a vital recreational ammenity to this surrounding community in southern Calvert County.

The future Dominion Energy Regional Park was previously developed to serve as a temporary facility for Dominion Energy and decommissioned prior to the County's acquisition. Its location on the west side of of Solomons Island Road S, Maryland Route 2/4 is ideal for county and regional access to the property, and limit traffic impacts to the surrounding communities south of Cove Point park.



### Cove Point Park

Description	Area Sq. Ft.	Percentage of Site
Total	3,049,200	100%
Environmental Constraints (steep slopes, forest, etc)	1,049,084	34%
Developable Area / Redevelopable Area	2,000,116	66%

### Dominion Energy Regional Park

Description	Area Sq. Ft.	Percentage of Site
Total	7,814,664	100%
Environmental Constraints (steep slopes, forest, etc)	4,501,365	57%
Developable Area	3,313,299	43%

### Relative sizes of typical park activities & amenities

Activity of Amenity	Area – Sq. Ft.
Athletic Field (1 - soccer / football field)	57,600
Court Sports (group of 3 tennis courts)	31,300
Recreation Center / Gymnasium	50,000
Parking Lot (100 spaces)	16,500

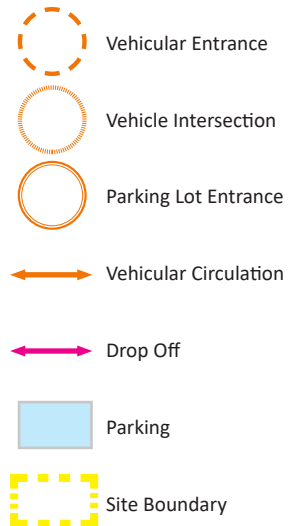
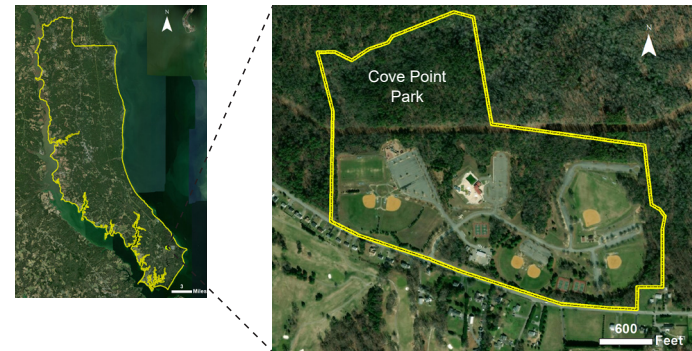


# Site Analysis

## Cove Point Park

**Location and Context:** The existing Cove Point Park is located at 750 Cove Point Road (Maryland Route 497), Lusby, Maryland 20657. It is a 70-acre plot of land, 57.46 acres on lease from Dominion Energy, LLC, that is situated south of Calvert Cliffs State Park and north of Cove Point Road.

**Circulation and Access:** Vehicular access to the site is provided off Cove Point Road. The right-of-way is 50 feet wide; the roadway is a two-way open section with a 45-mile per hour typical design speed. There is one main entry road that provides access to the on-site park roadway circulation system. Once in the park, it splits off at a 3-way intersection into a secondary access road which leads towards the large playground and soccer field. Another 3-way intersection on the east side of the site provides access to the back side of the combined baseball and multipurpose field. All roads within the park are paved, and there are eight separate parking areas, one of which is gravel.





# Site Analysis

## Cove Point Park

**Structures:** There are fifteen existing structures on site. There is one standalone restroom facility, one maintenance shop, a concession stand, a pool building, eight storage sheds, a clothing donation drop box, a nonpermanent concession truck, and a picnic shelter. The pool facility is also home to a separate concession stand.

**Existing Utilities:** The site is currently served with public electrical service, water, and sewer.

**Existing Programming:** The park features four (4) baseball fields with lighting, two (2) baseball fields without lighting, four (4) tennis courts, two (2) multipurpose fields, one (1) pool, two (2) basketball courts, two (2) playgrounds, and a dog park.

**Topography:** The existing topography of the site is primarily developed, flat land. Land bays are separated by steep hills and drainage ditches. There is one large stormwater management system located behind the pool facility. The pool facility and tennis courts are both situated on plateaus elevated above adjacent land bays.





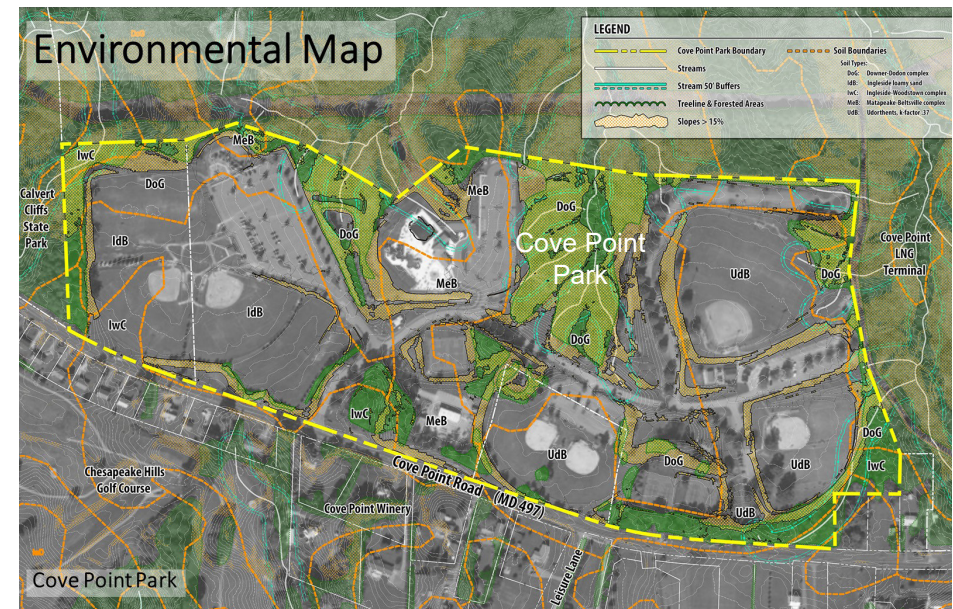
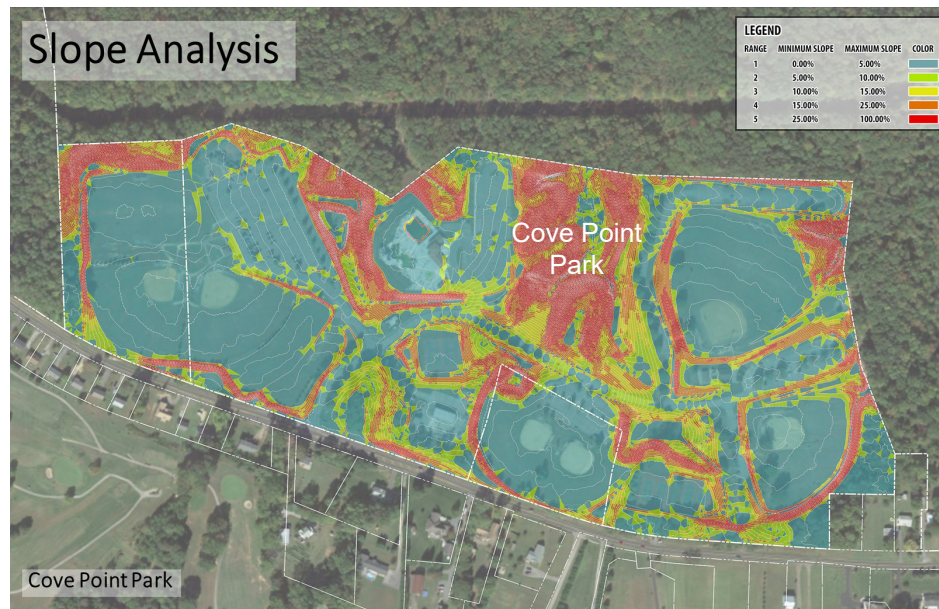
# Site Analysis

## Cove Point Park

**Slope Analysis:** Existing slopes on the site were mapped using the County's Geographic Information Systems (GIS) database. About fifty percent of the site has a slope of 0-5%, twenty five percent of the site has a slope of 5-15%, and twenty five percent of the site has a slope greater than 15%. The total area of developable land is around 2,000,116 sf, or 66% of the site.

**Soils:** Based on the available United States Department of Agriculture (USDA) and Natural Resources Conservation Services (NCRS) soils information, the site is composed primarily of A and C group soils. Group A soils have a high infiltration rate, and as a result, low runoff potential. Group C soils have a slow infiltration rate when thoroughly wet. Much of the steeper, wooded areas on site consist of Downer-Dodon complex, which is an A group soil. The flatter, previously developed areas are primarily Matapeake-Beltsville and Udorthents soils, which are both C group soils. USDA soils information is preliminary in nature. Further detailed soils evaluation should be conducted by a geotechnical engineer as the site design of the park is initiated.

**Environmental Features:** The site is located within the West Chesapeake Bay watershed, MDE No. 02131005, as well as the Patuxent River watershed, MDE No. 02131101. The site is not located within the floodplain. There is a stretch of upland wetlands located along the northernmost border of the park. This region is part of the Department of Natural Resources Targeted Areas. Correspondence was sent to the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division requesting any known records or Rare, Threatened, and Endangered Species. According to the DNR, there are three known sensitive species located within the park boundaries: the Yellow-sided Skimmer, the Sable Clubtail, and the Brown Spiketail.



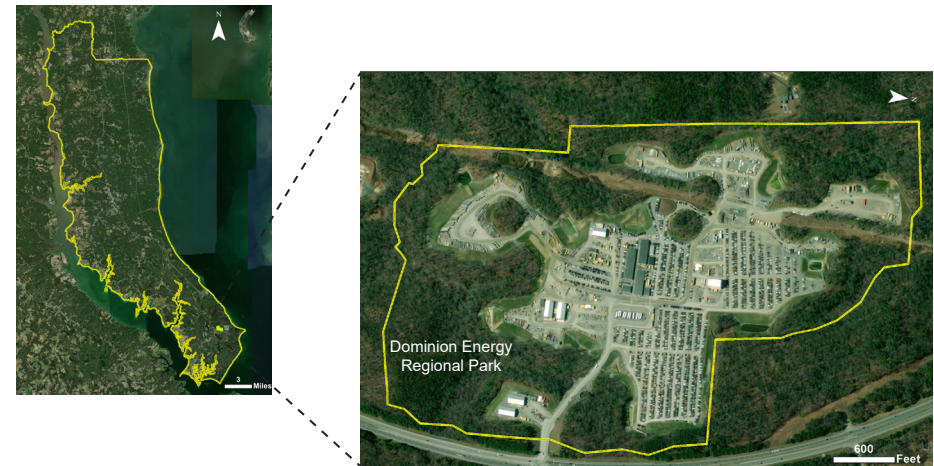
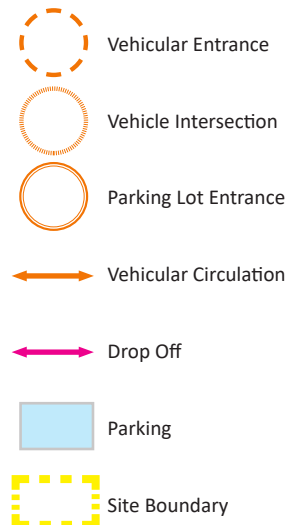


# Site Analysis

## Dominion Energy Regional Park

**Location and Context:** This future park site is located at the intersection of Cove Point Road and Solomons Island Road. It is an 179.4 acre plot of land that is situated directly south of a 250-acre forest and west of Calvert Cliffs State Park. The site had been previously developed to serve as a temporary facility for Dominion Energy's operations. It was partially decommissioned prior the property's acquisition by the County.

**Circulation and Access:** There is an approximately 1,300 feet long, paved two-lane access road that begins at the signalized intersection of Cove Point Road and Solomons Island Road. The Maryland State Highway Administration (SHA) approved traffic signal was installed as part of the site's prior development. It is assumed that the signal will remain in place as an existing feature. At this intersection the existing road is multiple lane width consisting of; one incoming lane, left turn outbound, thru lane outbound, and right turn outbound. There is a vehicular bridge crossing of an un-named tributary to the Saint Paul Branch. The existing paved road terminates into a large gravel paved area from the site's former use. There are eight separate, but interconnected gravel lots / areas on site. The gravel paved areas comprise most of the previously developed portion of the 179.4-acre site.





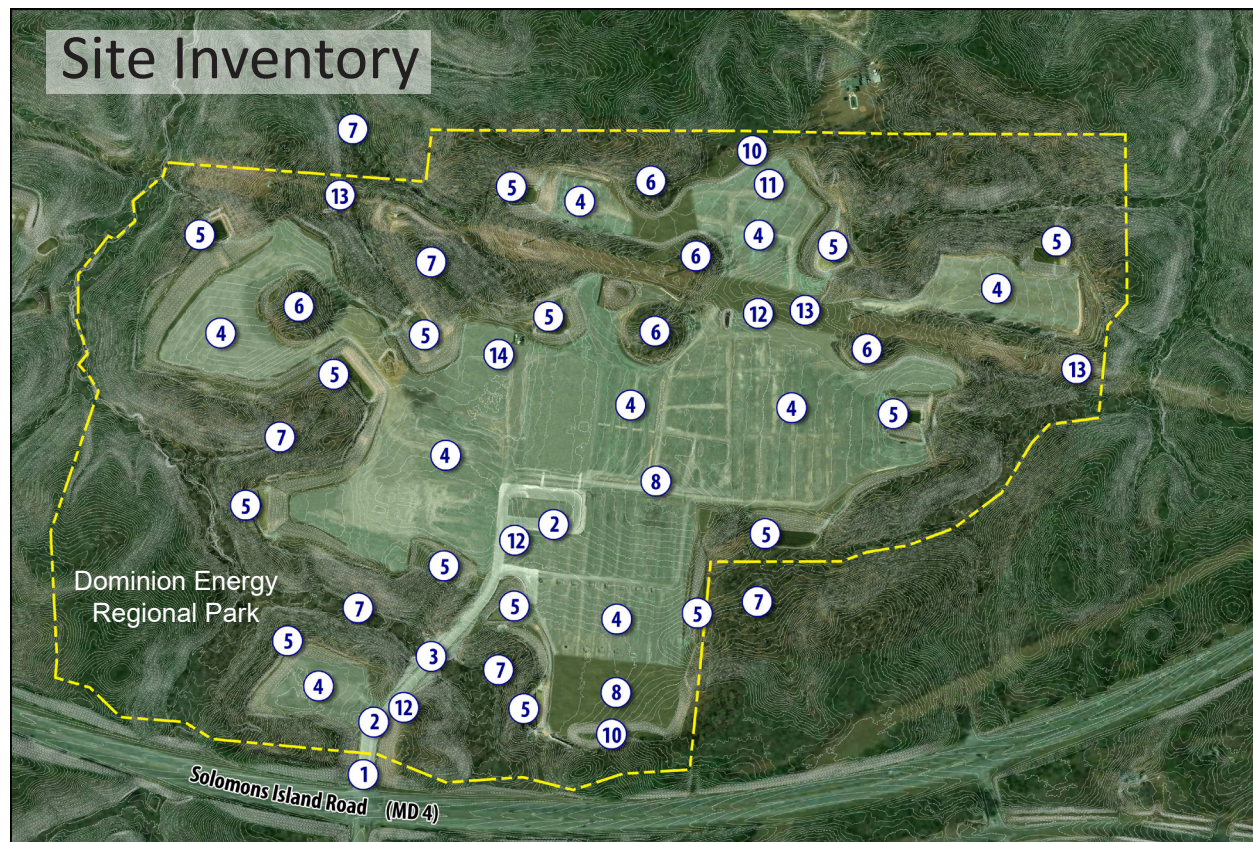
# Site Analysis

## Dominion Energy Regional Park

**Structures:** There are no permanent or temporary buildings located on site. The only structures present are extensive barbed wire fencing and utility transformer pads.

**Topography:** Most of the site is composed of flat gravel parking lots. Areas that have not been graded for parking lots or utility right of ways are steep, forested hills and valleys. About half of the forested areas are protected environmental areas that cannot be developed. There are five graded sediment basins that are left over from previous development, and one graded grass area.

**Existing Utilities:** The former site development included utility services to serve the site's former use, including electrical, water, and sanitary sewer. In addition, on-site storm drainage systems were present. On-site utility distribution lines that provide power, water, and sewer services to the former development's complex of buildings and shops have been understood to have been partially removed. Extensive site lighting was also present throughout the gravel paved areas. Those electrical services are understood to have been partially removed as well. Numerous conduit stub ups were observed on the gravel paved areas. There are two electrical transformers located on site as well as fiber optic manholes and a fire protection service. A sanitary sewer pump station remains in place on site. A water service remains in place on site along with several fire hydrants located on the large gravel area.



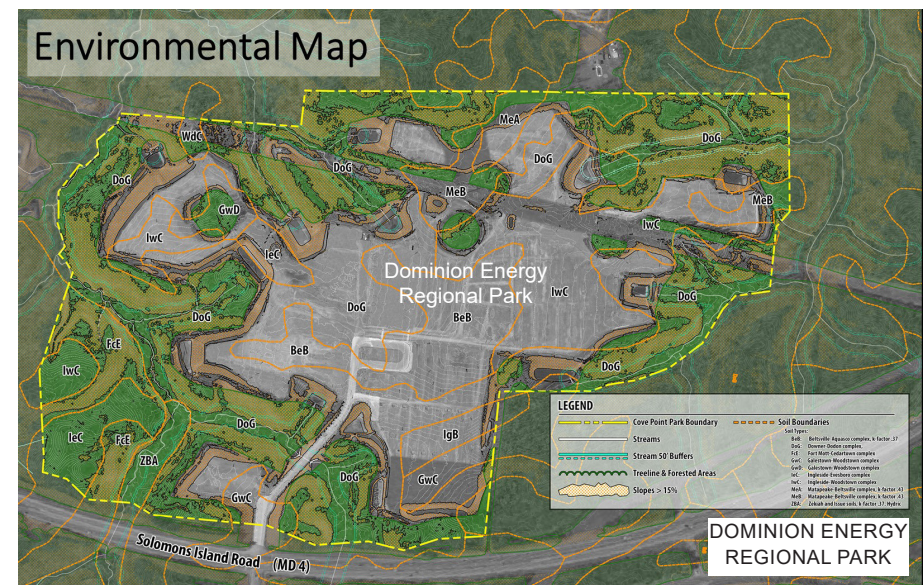
### LEGEND

- 1. Signalized entrance off MD 4
- 2. Asphalt paved road.
- 3. Bridge & stream crossing w/ guardrails along road
- 4. Gravel paving area, level / uniformly sloped
- 5. Sediment Basin and perimeter sediment controls
- 6. Environmentally sensitive / protection area
- 7. Retained forest conservation area
- 8. Graded grass area for future athletic field
- 9. Perimeter chain link fence w/ barbed wire w/ misc. gates
- 10. Earthen berm
- 11. Gravel stockpile
- 12. Electrical equipment, pad-mounted
- 13. Overhead powerline right-of-way
- 14. Sanitary sewer pump station



# Dominion Energy Regional Park

**Soils:** Based on the available United States Department of Agriculture (USDA) and Natural Resources Conservation Services (NCRS) soils information, the site is composed primarily of A group soils. Group A soils have a high infiltration rate, and as a result, low runoff potential. Sixty percent of the site is comprised of Downer-Dodon soils, which are Group A soils. Much of the flat, developed surface of the site is composed of Ingleside-Woodstown soils, which are also Group A soils. Four percent of the site is composed of various C group soils and seven percent of the site is composed of various D group soils. USDA soils information is preliminary in nature. Further detailed soils evaluation should be conducted by a geotechnical engineer as the site design of the park is initiated.





# Site Analysis

## Dominion Energy Regional Park

**Environmental Features:** The site is located within the Patuxent River watershed, MDE No. 02131101. There is no floodplain located on site. There is a palustrine wetland located south of the access road, as well as multiple stretches of riverine wetlands on the southern, southwestern, and northern borders of the site. One of these riverine wetlands is part of the St. Paul's Branch. Correspondence was sent to the Maryland Department of Natural Resources (DNR) Wildlife and Heritage Division requesting any known records or Rare, Threatened, and Endangered Species.

DNR responded in a letter dated March 21, 2019, stating that there were numerous records of sensitive species located on site due to a unique combination of habitats located within the site boundaries. These special habitats include a rare high-quality acidic seepage swamp community, a boggy open habitat located within the powerline right-of-way, and an Eastern Hemlock-hardwood forest. Sensitive species located on site include Kidney-leaf Grass of Parnassus, Evergreen Bayberry, Halberd-leaved Greenbrier, Twisted Spikerush, the Tiger Spiketail, the Brown Spiketail, Englemann's Arrowhead, and Tobaccoweed. DNR mandates the avoidance of impacts to these habitats and species. Nearly all the existing forest that is present on site was placed in long-term protection as part of the forest conservation requirements that were part of the site's previous development. A "Final Forest Conservation Plan" approved by the Calvert County

Department of Community Planning & Building in August 2014 placed a total of 74.47-acres of existing forest with eight separate Forest Retention Areas.

**Cultural Resources:** The southern portion of the project site is home to a previously identified archaeological site. The site is a domestic log cabin site dating from at least the mid-nineteenth century. It was likely occupied by enslaved persons and/or tenant farmers up to the third quarter of the nineteenth century when it burned. The building was not rebuilt or occupied after the fire.

The site was recorded as 18CV505, Waterford Site, during a cultural resources survey of the property for Dominion Energy in 2012. Following an agreement between Dominion and Calvert County, Phase II archaeology was conducted on the site in 2013, culminating in a report, Phase II Evaluation of Site 18CV505 for the Proposed Dominion Cove Point Liquefaction Project, Calvert County, Maryland, Jennifer Evans et al., R. Christopher Goodwin & Associates, Inc. for Dominion Resources Services, Inc., December 2013. The report found the site as eligible for listing in the National Register of Historic Properties under categories C and D.



**PHOTO 1:** Existing ball field and lighting conditions Cove Point Park



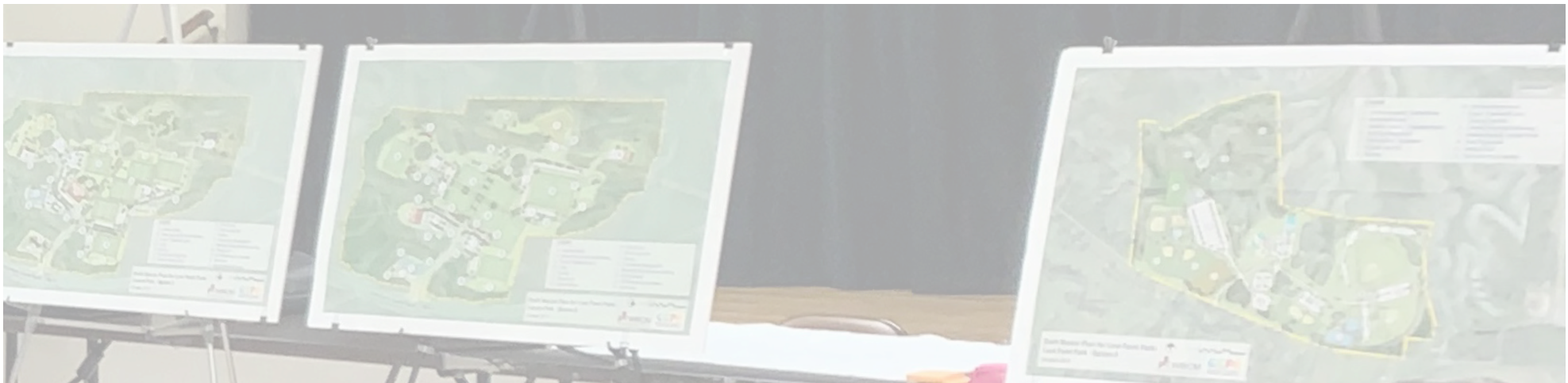
**PHOTO 2:** Existing stormwater conditions Cove Point Park



**PHOTO 3:** Existing conditions of Dominion Energy Regional Park

# PARK PROGRAMMING OF COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

Park Concepts and Public Outreach





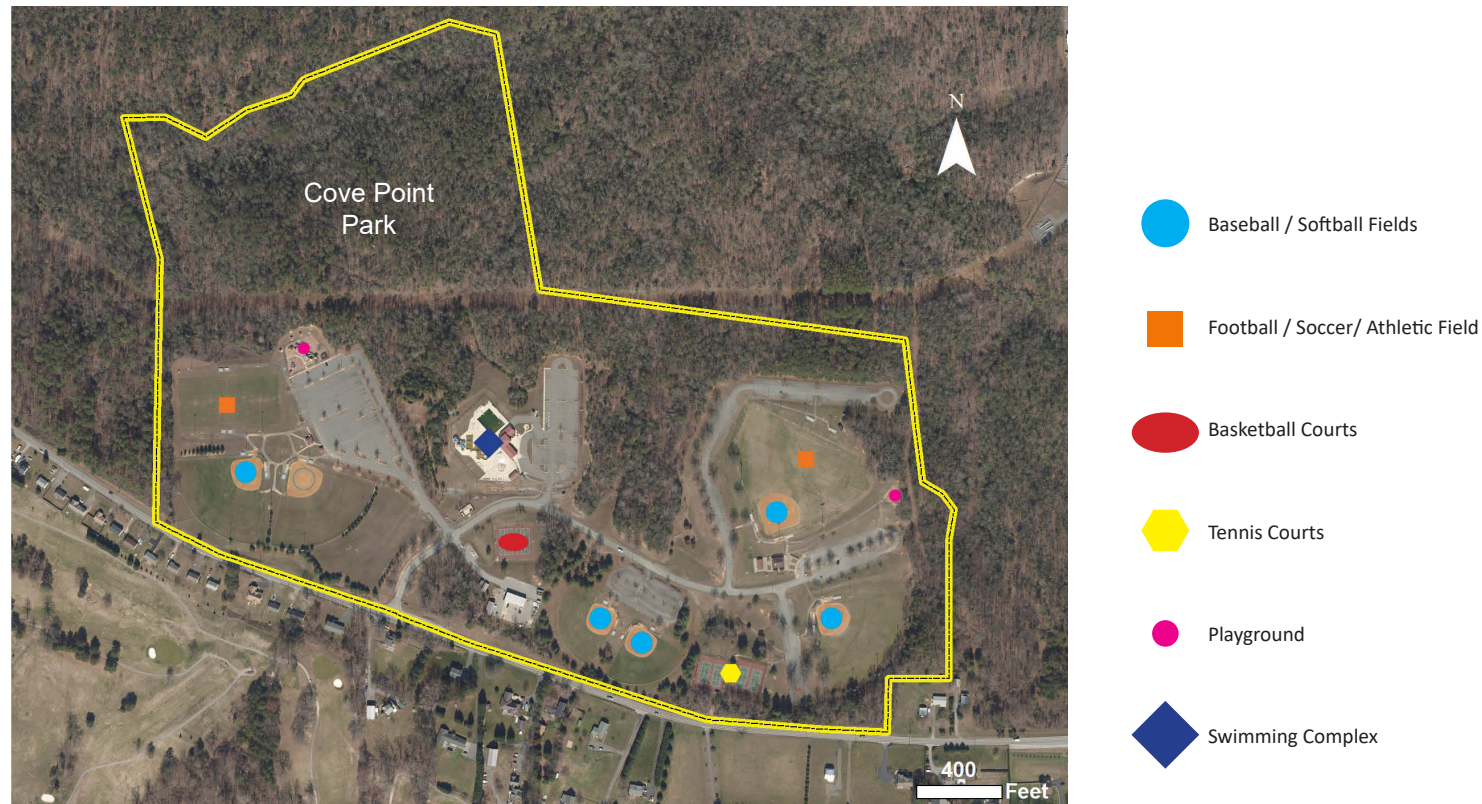
# Park Programming

## Overview:

The park programming phase communicated and engaged with stakeholders, community members, and the Department of Parks & Recreation in order to gain an understanding of park elements that were needed and desired in the County. The phase began with an inventory of the existing programming elements present at Cove Point Park, and review of the original master plan for that facility to identify any planned elements that were never implemented. Discussions and coordination with the Department of Parks & Recreation was also used to obtain information that they had already collected based on prior requests received from user groups and members of the public as well as broad user data and known system-wide needs.

## Existing Cove Point Park Inventory:

The existing programming at Cove Point Park includes four baseball fields with lighting, two baseball fields without lighting, four combination tennis and pickleball courts, two multipurpose fields, one pool, two basketball courts, two playgrounds, a dog park and two concession stands.



# Park Programming

## Public Participation Summary

A stakeholder input session with the Parks and Recreation Advisory Board (Parks Board) was held on April 10, 2019 to elicit feedback on desired park programming elements that should be considered as the master plan was developed. A park programming online questionnaire was developed to obtain information on park user demographics, desired park elements, any deficiencies in the existing park system, and resources not provided that caused parks users to leave the County to visit facilities elsewhere. Then, two community public meetings were held to elicit programming feedback: the first, on May 14, 2019 at the Southern Community Center, and the second, on May 23, 2019 at the Calvert Pines Senior Center. A compilation of information and comments received is summarized below. The online survey was completed by 993 respondents, while each public meeting was attended by approximately 15-30 people. Full results and comments are included in Appendix B

**Public Online Survey Results Summary.** The online survey was available for approximately 8-weeks in April - May 2019 and was promoted through social media, the agency website, and press releases. The survey addressed both facilities, Cove Point Park and Dominion Energy Regional Park.

A summary of the results are listed below.

### Respondent Breakdown:

- 52.2% of respondents resided closer than 5-miles to the parks.
- 62.1% of respondents were female.
- 55.9% of respondents were under the age of 45.

### Key Findings:

- When asked why they visit parks facilities, 59.2 % said to “play a game, participate in or spectate a field sport”.
- When asked what activities or amenities they would like to see from a prescribed list they said: Bike trails – 35.4%, large field sport tournaments – 30.4%, & amphitheater – 31.5%.
- When asked what activities were underrepresented in the County they said: Recreation centers – 41.3%, walking/biking trails – 38.2%, skate/bike/scooter parks – 29.1%.
- When asked what was one thing they would change at Cove Point Park they said; Add a Recreation Center – 33.8%, expand the water park – 31.2%, & add more walking paths – 31.0%.
- When asked to prioritize and rank a prescribed list of potential park elements, the highest priority ranking was: 1) trails, 2) water features, 2) artificial turf fields, 3) playgrounds, 4) tennis / pickleball courts, 5) natural environmental areas, 6) natural turf athletic fields, 7) amphitheater, 8) outdoor volleyball courts.

## Summary of Programming Elements

ACTIVE		PASSIVE	
TEAM / ORGANIZED	INDIVIDUAL	TEAM / ORGANIZED	INDIVIDUAL
Artificial Turf Athletic Field	Skate Park	Yard Games (Bocce / Boules / etc.)	Bird Watching
Baseball Fields	Large Multi-Ability Playground	Amphitheater / Band shell	Painting
Softball Fields	Pump Track (Velosolutions)	Learning / Civic Center	Walking Paved / Gravel
50/60/70 Baseball Fields	Indoor / Outdoor Climbing	Yoga / Gym Facility	Bicycle Trails
Pinto/Little League/ Bronco Leagues	Mountain Bike Trail	Outdoor Table Games	Shade Pavilions
Outdoor Tennis Courts	Running Trails	Rentable Park Pavilions	Bench / Reading
Outdoor Pickle Ball Court	Dog Park		Meditation / Labyrinth
Outdoor Basket Ball Court	Disc Golf		Picnic / Grills
Ice Hockey	Challenge Course (Timed)		Animal Habitat
Air Supported Dome for Pickle Ball / Tennis / Basketball/Running	Outdoor Gym/ Adult 'Play' Equipment		Viewsheds / Meadows
Field Lighting			Geology / Fossils
CSA / MARKET			Indoor Exercise Swimming
			Flex Open Turf Fields
			Arboretum



# Park Programming

## Public Meeting Schedule

Public Meeting #1: May 14, 2019, Southern Community Center.

Public Meeting #2: May 23, 2019, Calvert Pines Senior Center.

After the site analysis information was presented at the meetings, breakout group sessions were held to discuss a range of open-ended questions, similar to those administered in the online survey, to gain input on desired programming elements. A list of the questions asked in the discussion groups as well as a summary of the most frequent responses are listed below. Full meeting comments and notes are included in Appendix B.

### **1. Why do you typically visit parks and recreation facilities?**

- Indoor pickleball
- Tennis/pickleball
- Running trails
- Mountain biking trails

### **2. What activities or amenities should the County provide that are not currently provided at other County facilities?**

- Indoor facility (multi-use flooring)
- Ice hockey
- All age activities
- Mountain biking

### **3. Which activities or amenities are underrepresented in the County?**

- Indoor facilities
- Indoor activities
- Ice skating/hockey

### **4. Do you use park facilities in “off-seasons” or year-round? If so, which activities or amenities?**

- Indoor facilities

### **5. If you could change one thing about Cove Point Park, what would it be?**

- Dedicated pickleball courts/improved tennis facilities
- New walking trails
- Dog park
- Better lighting

### **6. Do you visit park facilities outside of Calvert County? If so, where and why?**

- Watkins Park (pavilions, rental packages, activities for children)

### **7. What activity or amenity is your highest priority (“must have”) for the future park?**

- Multiple use indoor facility
- Court sports (tennis/soccer/pickleball)
- Mountain biking/hiking/equestrian trails
- Pavilions/restrooms/outdoor amenities
- Artificial turf fields

# Park Programming

## Recommended Program Elements

Based on the results of the survey, WBCM ascertained that the most desired program elements for both parks are hiking and biking trails, an indoor multi-purpose recreational center, and additional tennis and pickleball facilities. Second tier priorities for the master plan include an ice-skating rink, improved lighting, outdoor pavilions, and turf athletic fields. Adequate support facilities such as parking, restrooms, and associated amenities were also high priorities.

### Example of Park Amenities:



Athletic Fields



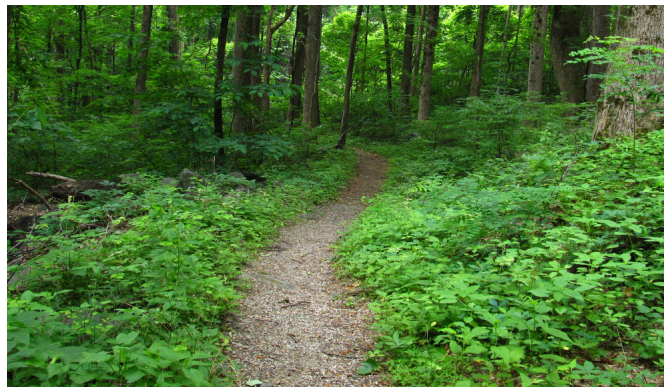
Pickleball and Tennis Courts



Recreational Centers



Bike Trails and Skills Course



Hiking Trails



Restroom Facilities



# ALTERNATIVE DEVELOPMENT OF COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

Park Concepts and Public Outreach





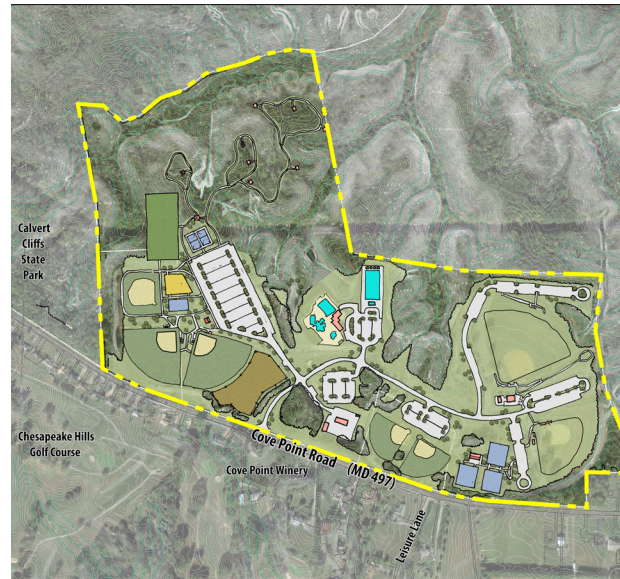
# Alternatives Development

Multiple sketch concepts were developed of the master plan with interim reviews and feedback from the Department of Parks & Recreation.

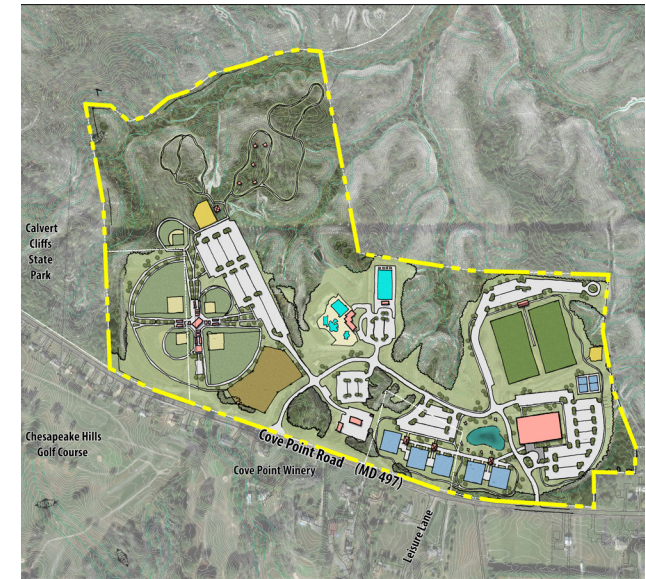
Importantly, during this phase, each amenity was assessed for feasibility and proximity to population. Cove Point Park, east of MD 2/4, is closer to residential areas and serves more of a local recreational need within a potential walking or biking distance. This includes the Chesapeake Ranch Estates development of over 4,000 homes.

Dominion Energy Regional Park, located directly west of MD 2/4 with road frontage, has easy access for vehicle travel and has large road capacity for high traffic. This park has the capability of serving a larger audience throughout the region

Ultimately, two concept plan alternatives were developed for each respective park site. The four concept alternatives, two for each park site, are discussed on the following pages.



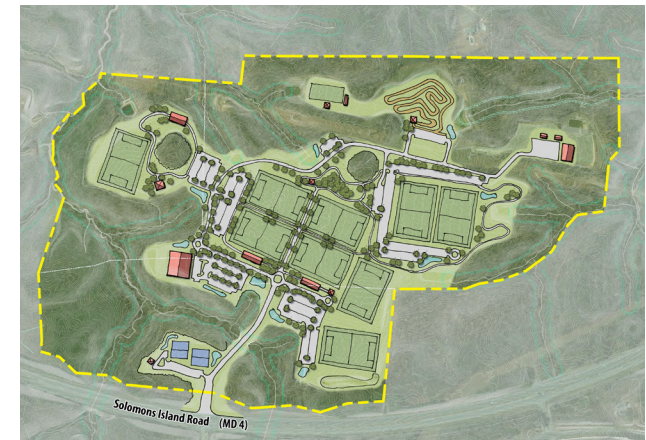
**Cove Point Park Option A**



**Cove Point Park Option B**



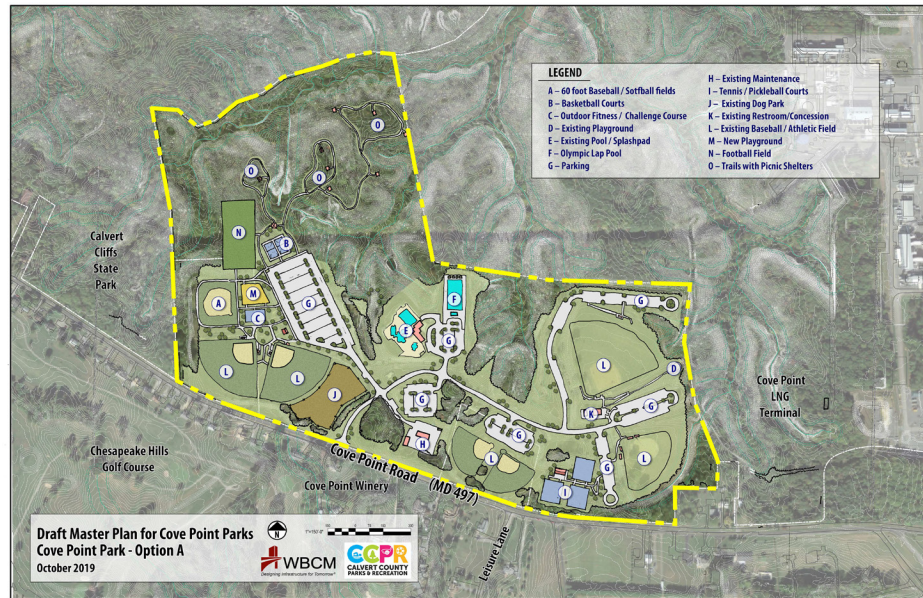
**Dominion Energy Regional Park Option A**



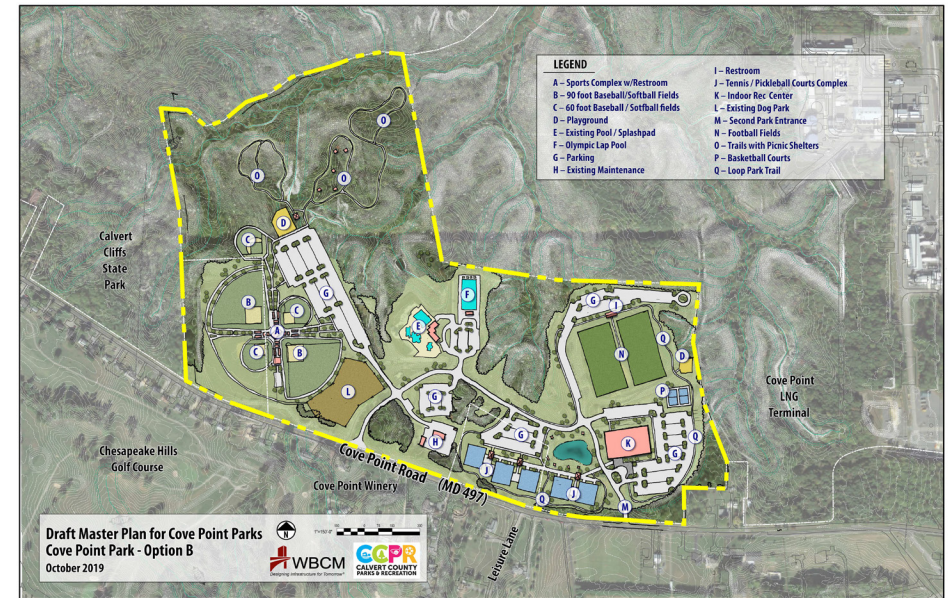
**Dominion Energy Regional Park Option B**



# Cove Point Park Alternatives



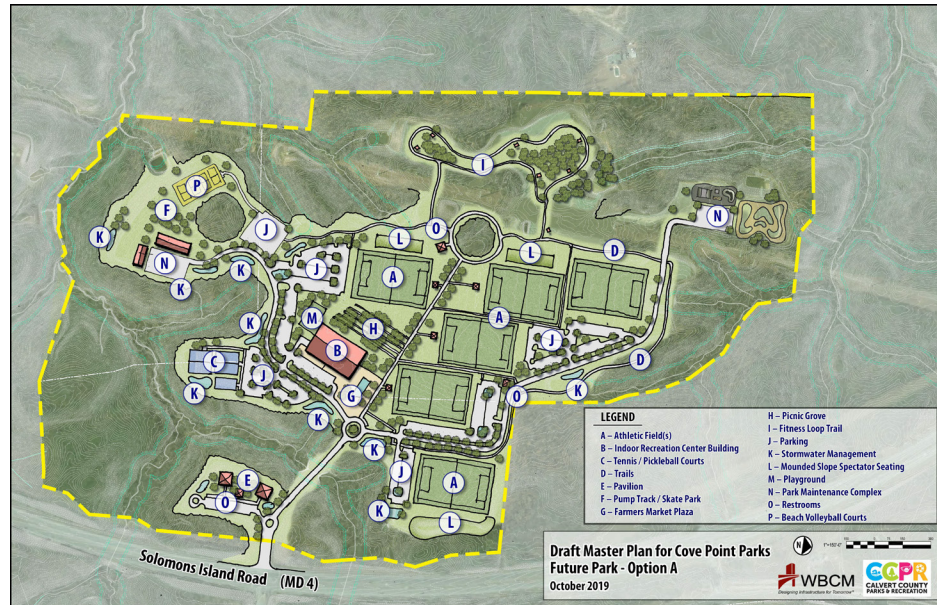
**Cove Point Park Option A:** The concept for this option included minor improvements to the park. The additional property in the northwest section of the park was proposed to be a picnic and hiking trail area. This increase in property also allowed for the relocation of the multisport field and the basketball courts to more closely integrate them into the playground area. Additionally, the playground areas were expanded and additional play equipment for teens and adults was planned. A portion of the existing pool parking lot was used for a water park expansion, and parking space counts were preserved by the relocation of the basketball courts. The eastern section of the park remained the same, except for a reorganization of the tennis courts and the addition of two pickleball courts.



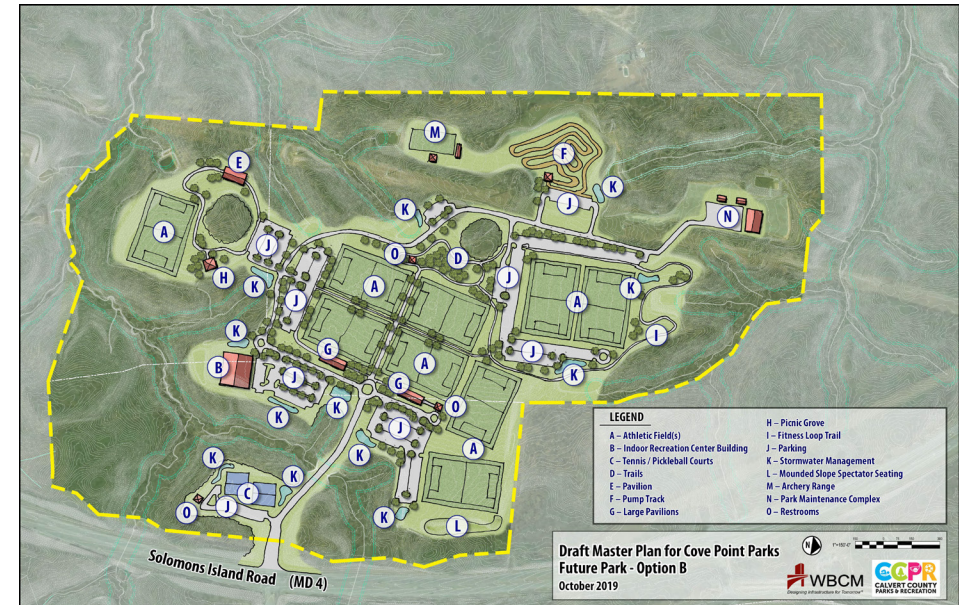
**Cove Point Park Option B:** The second concept for Cove Point Park was organized around the addition of a second entrance off Cove Point Road and the addition of a Community Recreational facility in the east section of the park. Swimming facilities and parking were consistent with Option A. A baseball complex was proposed for the west side of the park and the playground was relocated to provide access to the trail and picnic shelters in the additional property of the northwest section of the park. A tennis and pickleball complex replaced the two baseball fields along Cove Point Road. The athletic fields and basketball courts were consolidated, and parking was reorganized in conjunction with the placement of the recreation center parking lot.



## Dominion Energy Regional (Future) Park Alternatives:



**Dominion Energy Regional Park Option A:** This concept for Dominion Energy Regional Park was designed to create a walkable, community-oriented network of park amenities that served both the local population while also elevating the park to have broader Mid-Atlantic regional appeal. The layout was designed to preserve the current views and forest preservation of the park with a centralized pathway from the entrance. This central pathway bisected the local and regional amenities, with the indoor recreational center, tennis complex, and picnic grove to the south and athletic fields for tournament use and action sports complex to the north.



**Dominion Energy Regional Park Option B:** This concept took the current grading and condition of the property into consideration when developing a programming-packed regional park that could accommodate sports tournaments of all sizes from local community events to events attracting the entire mid-Atlantic region. The layout of the park design maximized field counts, with four centralized natural turf athletic fields, surrounded by other multi-sport field groupings and a 'championship' synthetic field. Separately, a tennis complex was positioned at the park's entrance near Solomons Island Road. Other amenities such as an indoor recreation center, archery, and pump track were located along the park's perimeter.



# Public Participation Summary

## Overview: Public Comments of Master Plan Concepts

These four concept plan alternatives were presented to the Parks Board on September 11, 2019 for stakeholder input. Feedback received at that meeting was evaluated and incorporated into the plan alternatives prior to their roll out to the community for public comments and feedback. This portion of the phase included public engagement through an additional online survey and two additional public meetings. Both the online survey and public meetings presented the four concept plan alternatives for review and comment by the community. The public meetings included presentation of the draft alternatives and an open session for both verbal and written public comments to be provided. The feedback received from both the online survey and two public meetings was compiled, analyzed, and reviewed with the Department of Parks & Recreation. The feedback identified clear preference for a concept plan alternative for each park site, as well as comments about desired revisions and elements from the other concept options that could be incorporated.

An outline of the stakeholder and public input measures undertaken at this stage to present the four alternative concept plan options are below and on the following pages.

## Board and Public Meetings

**Parks and Recreation Advisory Board (Parks Board)** - Presentation at the September 11, 2019 meeting. Recommendations were incorporated as minor revisions to the concept alternatives before they were presented and made available at the subsequent public meetings and online survey.

**Public Meeting #3** - October 10, 2019, Harriet E. Brown Community Center. Five (5) signed in attendees. The draft master plan concept alternatives were presented followed by an open forum discussion for attendee comments. A summary of the major comments received are listed below. Full meeting comments and notes are included in Appendix C.

- *An indoor recreational facility is highly desired for either Dominion Energy Regional Park or Cove Point Park.*
- *The indoor facility should be designed to be as large as possible.*
- *The southern part of Calvert County does not have adequate indoor facilities for exercise, basketball, tennis, etc.*
- *Hiking / walking trails are desired and needed within the community.*
- *A trail system within Cove Point Park added to connect with the Blue Trail of the Calvert Cliffs State Park would be beneficial.*

**Public Meeting #4** - October 16, 2019, Southern Community Center. Twenty-four (24) signed in attendees. The draft master plan concept alternatives were presented followed by an open forum discussion for attendee comments. A summary of the major comments received are listed below. Full meeting comments and notes are included in Appendix C.

- *A paved fitness loop is preferred within the park design.*
- *A pump track is a positive asset and can be a revenue generator for the county.*
- *It's desirable to connect the bike trails and tracks to a larger system.*
- *The restrooms at CPP (the ones farthest back) require renovations to stalls and sinks.*
- *An indoor pickleball and tennis bubble would be great for year-round use at Cove Point Park.*

# Public Online Survey

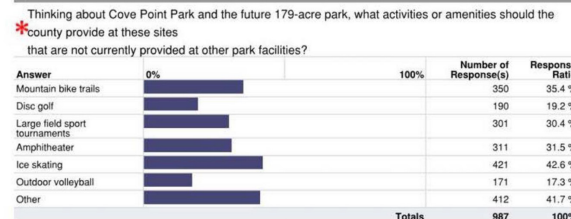
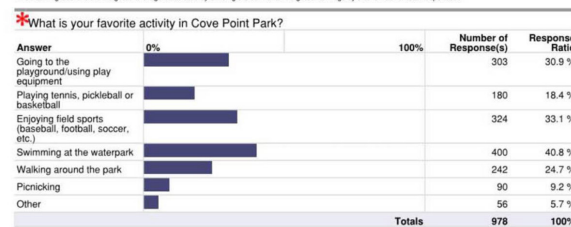
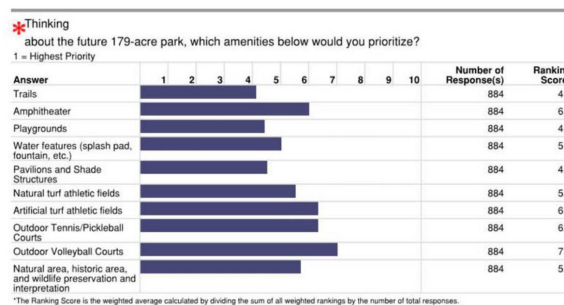
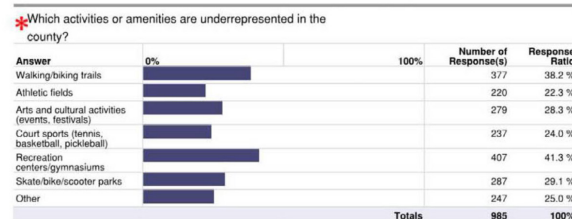
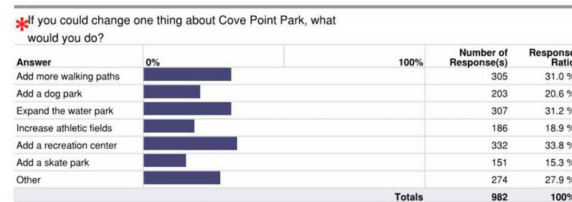
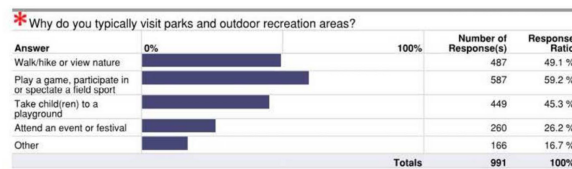
## Results Summary

The online survey was available for approximately eight weeks in September-October 2019. The survey had 74 respondents. A summary of the major results are listed below. Full results of the online survey are included in Appendix B.

### Additional Public Input

In addition to the public meetings and public online surveys other public input was received during the master plan process. This additional public input came in the form of letters, emails, and phone calls to various County departments. These comments expressed interest for the inclusion of various park elements to be included in the master plan and are summarized below.

- Support for tennis and an indoor tennis facility to support year-round tennis; such as an inflatable air dome.
- Dog Park improvements including paved sidewalks along the perimeter.
- Multi-purpose athletic/sports facility. Including indoor and outdoor facilities.
- Support for mountain bike trails.



- 74.3% (55 respondents) preferred Cove Point Park Option B
- 54.0% (40 respondents) preferred Dominion Energy Regional Park Option A
- 22.5 % (16 respondents) indicated they would add a loop trail to their preferred option for Cove Point Park.
- 23.5% (16 respondents) indicated that would add a farmer's market plaza to their preferred option for Dominion Energy Regional Park.
- In the open comment questions, there were a number of suggestions with multiple mentions, including bike trails, extra restrooms, fitness / exercise course, and ample parking. In addition, the need for an indoor recreation facility was emphasized.



# MASTER PLAN OF COVE POINT PARK & DOMINION ENERGY REGIONAL PARK

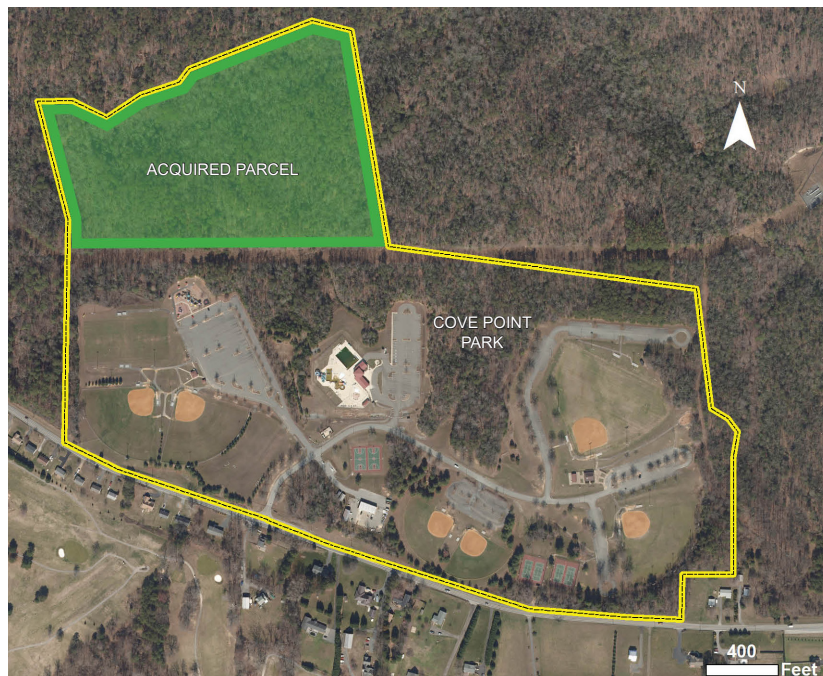
## Master Plan Description



# Master Plan Description

## Overview:

The acquisition of property from Dominion Energy provides Calvert County the area and accessible location needed to create a premium regional destination park facility for southern Maryland that focuses on active recreation and environmental restoration. The master plan also includes the nearby existing Cove Point Park to enhance and reinforce current strengths and amenities that make this a popular local park that caters to the nearby community. The final master plan was developed from two preliminary conceptual options for each site and their cumulative feedback from the Calvert County Department of Recreation & Parks as well as community input through online surveys and public meetings.







A-Indoor Recreation Center  
 B-Baseball/Softball Field (90-ft)  
 C-Baseball/Softball Field (60-ft)  
 D-Natural Turf Athletic Field  
 E-Tennis/Pickleball Complex  
 F-Dog Park Enhancements

G-Water Park Expansion  
 At Existing Pool Facility  
 H-Playground  
 I-Basketball Courts  
 J-Paved Trail  
 K-Unpaved/Natural Trail

L-Pavilion  
 M-Second Park Entrance  
 N-Restrooms  
 O-Parking  
 P-Maintenance Facility (Existing)  
 Q-Stormwater Management



# Master Plan Description

## Cove Point Park

### Introduction:

The Cove Point Park plan centralized on the reorganization, consolidation, and bolstering of existing park amenities to improve functionality and experience. This includes the expansion of the northwest corner to provide a picnic and trail system, and the addition of an indoor recreational facility and a second park entrance along Cove Point Road. Throughout the entire park, pedestrian safety improvements were implemented and green stormwater infrastructure was integrated.

### Access & Circulation:

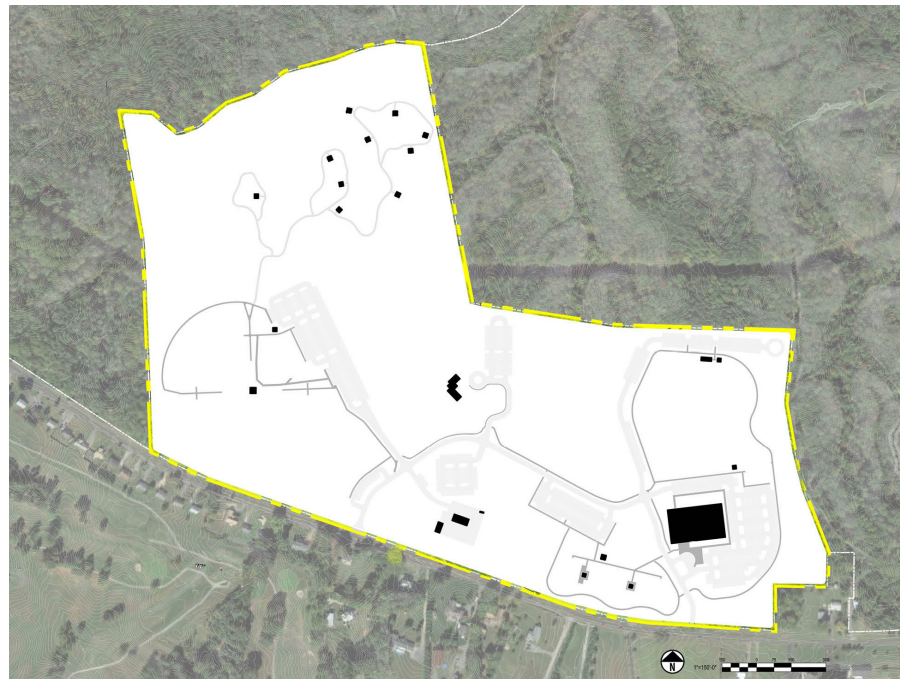
The addition of the east park entrance creates an internal arterial road in which parking lots spur-off and allow for more efficient circulation throughout the park. Representatives of the Maryland Department of Transportation, State Highway Administration (MDOT SHA) District 5 were consulted regarding the feasibility of the new east park entrance along Cove Point Road, Maryland Route 497. The initial feedback provided confirmed there were no “fatal flaws” with this strategy and that “the proposed location appears to provide adequate site distance.” However, when the access point is formally requested, the MDOT SHA requests that a site distance analysis is completed for both ISD and SSD. In addition, any expansion to Cove Point Park that would increase vehicular trips needs to be considered along with corresponding site access roadway improvements. The MDOT SHA reserves the right to make additional comments at when the formal proposal is submitted.

Entering the existing west entrance, park visitors pass an added parking lot for the existing dog park. To the north is a parking lot to serve the newly consolidated baseball complex, relocated playground, and the trail head to the nature walk and picnic pavilions.

Continuing east along the arterial road, to the central corridor of the park, is the existing swimming facilities with a water park expansion to the north and to the south, an additional overflow parking lot. Farther east, this section of the park

features a new recreational center building that is surrounded by an expanded tennis and pickleball court facility, relocated basketball courts, as well as an improved multipurpose field and baseball diamond to the north with pavilions and a restroom facility.

Pedestrian mobility, safety, and access throughout the park were an important design achievement with the proposed addition of a paved walking / jogging path connecting each amenity and section of the park, including the unpaved nature trail and picnic grove.



**Figure Ground**




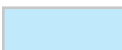



The relationship between built & unbuilt park space.



# Vehicular Circulation

## Vehicular Roadways, Parking Lots, and Drop-Offs

### KEY

-  Vehicular Entrance
-  Vehicular Circulation
-  Drop Off
-  Parking
-  ADA Parking
-  Service
-  Site Boundary

Note: The total parking in the final site master plan is increased from approximately 1,057 spaces on the existing site to approximately 1,128 in this design. Service and Maintenance have remained in the same location.





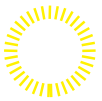
# Pedestrian Circulation

## Paved & Unpaved Pedestrian Pathways through & around the Park

### KEY



Site Boundary



Pedestrian Entrance



Pedestrian Node

Pedestrian Circulation



Concrete Walk



Asphalt Walk



Unpaved Trail





# View Corridors

## Designed and Preserved Park View Sheds





# Cove Point Park Master Plan

## Recreation Components

### Active Park Recreation

#### 1. Baseball and Softball Field Complex:

A four field baseball / softball sports complex for local games and tournaments at any level. Three large fields with 90-foot baselines and skinned infields, and one youth baseball / softball field with 60 / 65 foot baselines, skinned infield, and an electrical outlet mound for a pitching machine. All fields are proposed to include irrigated grass areas, warning tracks around all fences, and dugouts with storage rooms. Other features include bullpens and batting cages, bleacher seating and sports lighting to minimum levels of 50 foot-candles in the infields and 30 foot-candles in the outfields. In the center of the facility is a restroom/storage/press box building.

#### 2. Tennis and Pickleball Complex:

The proposed tennis courts have expanded on the footprint of existing layout. An additional tennis court and 7 dedicated pickleball courts have been proposed along with a restroom and two pavilions. The layout of the tennis court leaves the opportunity to incorporate a 'bubble', an air-supported structure, over 3 of the courts for all year use.

#### 3. All-Purpose Field:

A multipurpose field for soccer, football, lacrosse, and baseball. The existing field footprint has remained as well as the field lighting. Amenities for the field include a restroom and a pavilion.

#### 4. Basketball:

Basketball courts have been strategically located from the east portion of the park to the west to be within proximity of the recreational center and the other local athletic sports amenities.

### Passive Park Recreation

#### 5. Nature Trail and Picnic Shelters:

Unpaved trails are proposed to connect a wooded picnic area and to provide a woodland nature trail in the northwest section of the park.

#### 6. Water Park Expansion:

During the summer season, the swimming pool and water park are the most utilized feature of the park by the community, and a desire was expressed to expand this park amenity. The water park expansion is to be a passive feature such as a lazy river and/or expanded splash pad.

#### 7. Playground:

The current playground has been relocated just the west of its current location. The equipment and design can be reused in the new location, as well with some additional equipment for all ages and abilities, including multisensory equipment, to accommodate for the loss of the east playground.

#### 8. Recreation Center:

25,000 SQFT Recreation / Community Center. Amenities to be focused on local area needs.





# Cove Point Park Master Plan

## Parking

The current parking for the park is 1,057 Spaces. Parking has been expanded throughout the existing park to 1,128 spaces. A new dedicated parking lot for the dog park is proposed at the existing park entrance. The east lot has been consolidated and reorganized to accommodate the baseball/softball complex, playground, and trail head. The existing parking lot for the swimming facilities has been reduced for the water park expansion, but an overflow parking lot is now located at the former basketball court locations to accommodate the pool. The existing central parking lot for the tennis courts has been expanded and the east parking lots have been consolidated and increased to be parking for the recreation center, basketball court and athletic fields. The parking lots along the west and north perimeter of the athletic fields remain unchanged.

### Parking Spaces Summary

1. Dog park lot	16
2. Baseball complex lot	260
3. Maintenance lot	7
4. Pool lot	89
5. Pool overflow lot	91
6. Tennis complex lot	128
7. Recreation center lot	261
8. Southern athletic field lot	132
9. West athletic field lot 1	26
10. West athletic field lot 2	34
11. North athletic field lot	84

Total 1128



# Cove Point Park Master Plan

## Utilities & Amenities

### Water System and Sanitary Sewer System:

Water and sanitary sewer systems will be expanded from the current system on site and shall comply with Maryland and Calvert County regulations.

### Restroom Facilities:

Restrooms are proposed throughout the park with an emphasis on proximity to amenities, accessibility, and maintenance.

### Lighting System:

The proposed lighting design for the Cove Point Park will encompass standard Calvert County Roadway Lighting Standards. Any proposed site lighting should comply with safety or code required lighting as per Calvert County Recreation and Parks operational standards.

### Stormwater:

A MD-378 SWM pond designed to manage the 100-year peak flow existing on the western portion of the project site in the wooded area between the baseball fields and the pool building. Most of the half of the developed park drains to that facility. Since the master plan improvements generally consist of improvements to the existing developed park footprint, each phase of the project may handle SWM requirements separately. Depending upon the phase or project, it may be classified as redevelopment or new development for the individual project. In either case, the master plan envisions environmental site design (ESD) facilities being located throughout, and integrated into the park master plan. Micro-scale practices

such as micro-bio retention, rain gardens, and bioswales are envisioned to be located within internal parking lot islands and in park landscape areas. Their proximity to user areas both help meet requirements to treat runoff close to the source as well as provide the possibility for educational signage opportunities and points of visual interest in the park landscape. In addition, non-rooftop disconnections and sheet flow type credits should be incorporated. Alternative surfaces such as permeable paving may be appropriate to incorporate into the design for the paved pathways. Per County SWM Ordinance § 123-10 A.(2) control of the 2-year and 10-year storm for quantity management may be required. It is not recommended that the existing SWM pond be retrofitted to provide additional treatment in future phase as the cost would likely be prohibitive and the available space is minimal.

### Maintenance Facilities:

Park maintenance yard and facilities remain in the current location near the entrance and central to the park.

### Landscape:

Limited new plantings are proposed, primarily in the form of shade trees designed to reinforce pedestrian and vehicular circulation, define open spaces, and provide shade for park visitors.

### Wayfinding:

Signage and wayfinding are proposed for the existing park. New gateway entrance signs for the park at the north and south park entrances off of Cove Point Road (MD 497). Wayfinding signs are proposed to direct visitors at park entrances, parking lots, and amenities.



# Green Infrastructure

## Proposed Stormwater Management

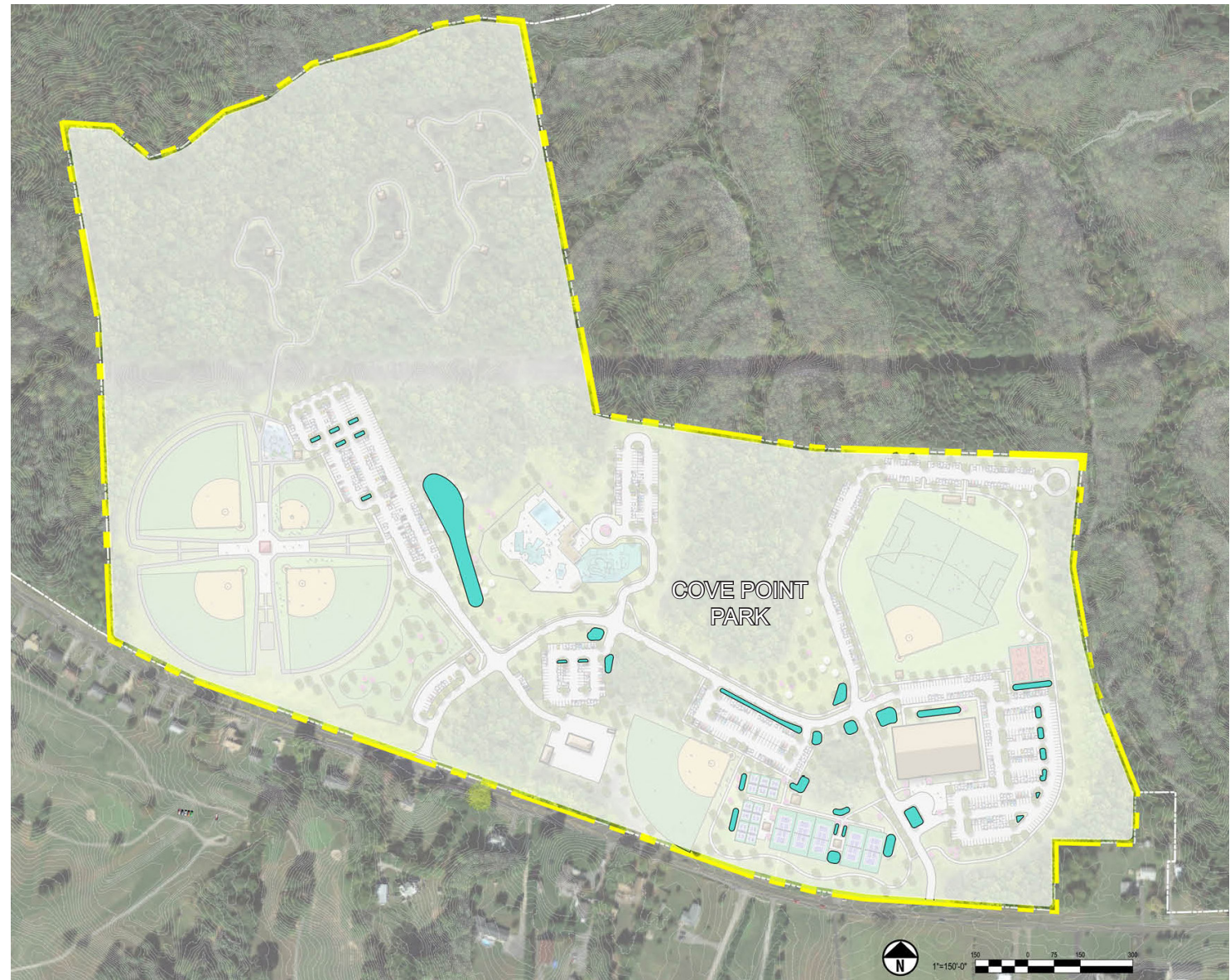
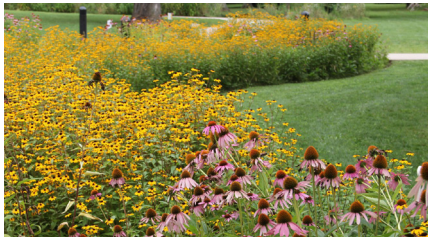
### LEGEND



Site Boundary



Stormwater Management





# Master Plan Description

## Dominion Energy Regional Park

### Introduction:

The Dominion Energy Regional Park plan focused on creating a regional destination park for Southern Maryland by providing an array of athletic amenities for action and team sports, as well as everyday amenities for the surrounding local community with a strategically located indoor recreation center and community event space, an expansive paved and unpaved walking/jogging trail network, and a system of pavilions, shelters, and shade structures to accommodate outdoor activities and events. Additionally, significant historical and cultural elements of the site were preserved in the programming and organization of the park, and environmental restoration of the site was achieved through green infrastructure and reforestation planting.

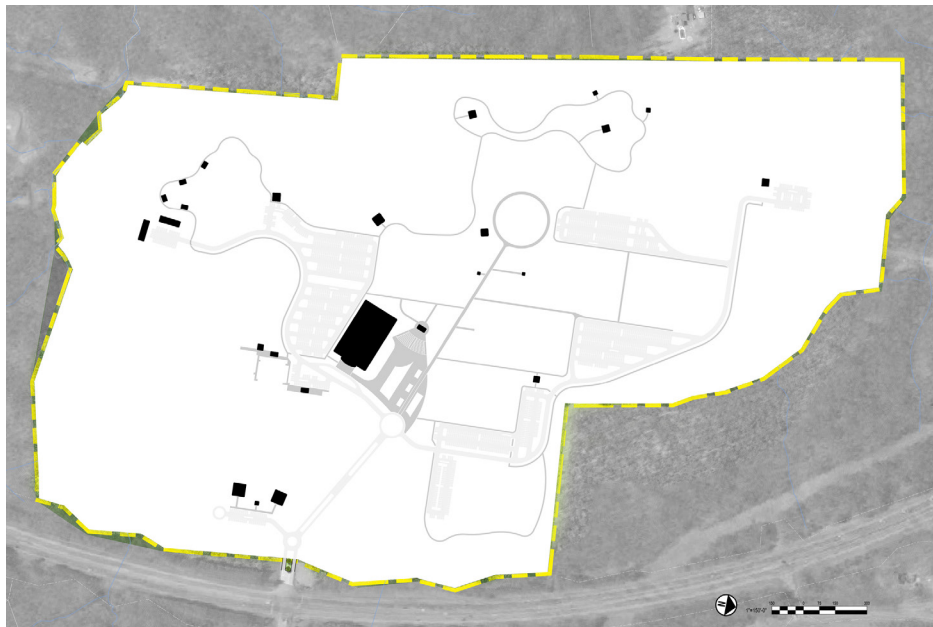


FIGURE GROUND: The relationship between built & unbuilt park space.







A - Indoor Recreation Center  
 B - Community Event Space  
 C - Artificial Turf Athletic Field  
 D - Natural Turf Athletic Field  
 E - Tennis / Pickleball Complex

F - Bike Pump Track  
 G - Mountain Bike Skills Course  
 H - Playground  
 I - Trail Exercise Stations  
 J - Paved Trail System

K - Unpaved/Natural Trail  
 L - Pavilion - Large Group  
 M - Pavilion - Small Group  
 N - Restroom  
 O - Parking

P - Maintenance Facility  
 Q - Stormwater Management  
 R - Existing Park Entrance  
 S - Amphitheater  
 T - Lawn / Open Space

U - Challenge Course  
 V - Environmental Protection  
 W - Restoration Area  
 X - Cultural Resources Protection  
 Y - Central Promenade



# Dominion Energy Regional Park Master Plan

## ACTIVE Recreation Components

### 1. Indoor Recreation Center:

The 50,000 sq. ft. indoor recreational facility is a flagship amenity and defining feature to the organization of the Dominion Energy Regional Park master plan. The recreation center is prominently positioned at the entrance of the park adjacent to the outdoor community event space to create a strong hub of activity to anchor the main entrance and serve as a gateway to the rest of the park. Its location also maintains a strong connection to neighboring uses of the multipurpose sport field complex and the court sports, and also ties into to the park trail network.

The recreation center is envisioned to provide ample indoor recreation space to accommodate a variety of activities and user groups, while also functioning in concert with the outdoor activities at the park. It is recommended that a detailed study for programming of the recreation center be conducted as the precursor to the design of that phase of park development. During the public input phase of this master plan development, a desire for an indoor hockey rink was expressed as a need in the County that may have a large user base that currently travels outside the County for hockey. A detailed investigation of the potential for a hockey rink, including operational costs and funding, should be part of a detailed programming study.

### 2. Multipurpose Sports Field Complex:

The premiere multipurpose sports field complex will comprise four lighted natural turf fields, a lighted synthetic turf multipurpose 'championship' field, and a natural turf flex field for practice and tournament and events overflow parking. The multi-use fields will allow flexibility for rotation to prevent wear patterns from players and will accommodate various types of sports such as soccer, football, and lacrosse.

### 3. Tennis / Pickleball Complex:

Throughout the region, tennis is popular and the appeal for additional courts was emphasized by the local community. This high demand for court time also includes uses for pickleball, one of the fastest-growing sports in the US, which utilizes smaller courts of the same surface as tennis. The proposed tennis and pickleball complex will be 4 tennis courts, 6 dedicated pickleball courts, two pavilions and a restroom facility. The courts are situated near the recreational center so that pedestrians can use sidewalks and the paved walking trails to access the complex in addition to its dedicated parking lot.

### 4. Action Sports Complex:

No longer fringe sports, cycling and skateboarding are among the most popular sports in the country and have a sizable dedicated group within the region. The master plan has proposed a skate park, pump track, and a mountain bike skills course to accommodate this demand. A pump track, a circuit of rollers, banked turns and features designed to be ridden completely by riders pumping instead

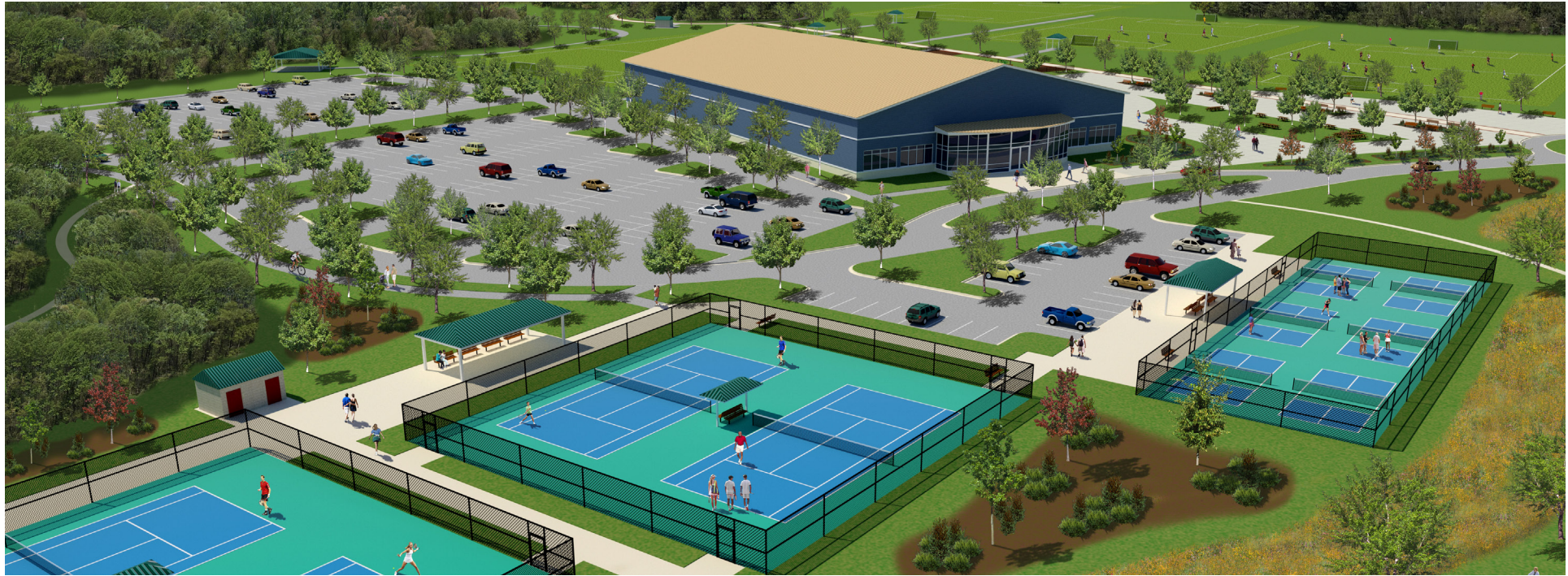
of pedaling, will stand out from conventional sports facilities in southern Maryland and Virginia. The asphalt course is a small footprint, low-maintenance, and can be ridden on not just by bikes, but also skateboards, in-line skates, and scooters. The skills course lets mountain bike riders test their skills to learn and improve their techniques on purpose-built trails and obstacles. This too is an all age and skills level amenity that is desired by the local region. The skatepark is proposed to accommodate skaters of all levels and offer a wide range of terrain for skaters, scooter enthusiasts, and BMX riders that may including a six-foot-deep bowl and a variety of street features (e.g., hand rails, boxes, a euro gap).





# Dominion Energy Regional Park Master Plan

## ACTIVE Recreation Components



An artistic bird's eye view looking northwest at the Dominion Energy Regional Park Master Plan. The Tennis / Pickleball courts are shown in the foreground, with the indoor recreation center and athletic fields behind them.



# Dominion Energy Regional Park Master Plan

## PASSIVE Recreation Components

### 1. Community Event Plaza:

The community event space is the central gathering space for the park. Located at the entrance of the main park area this large open, flexible space serves as a focal point and link connecting the adjacent indoor recreation center and the multi-purpose sports field complex. As a flexible plaza space with a turf panel and bosque of shade trees the area sets the stage for large events, farmers' markets, festivals, public art, food trucks and outdoor concerts. The space for outdoor concerts is envisioned as a smaller amphitheater area that is incorporated into plaza open space with seating provided as steps down to a lower level "floor" and stage structure. The stage could be developed as an elevated cover structure that would serve dual purpose as a large pavilion. A large playground area is envisioned as the perimeter anchor of this community event space that is near the sport field complex providing flexibility for park users with children of differing age groups.

### 2. Pavilions:

Park pavilions make great event venues for birthday parties, corporate events, large family gatherings, school picnics and many other special occasions. A network of pavilions and shelters that vary in size and amenities are proposed throughout the park. The two large pavilions near the entrance of the park are proposed to come equipped with cooking

facilities and will provide private event space to allow for multiple events to occur simultaneously.

### 3. Playground:

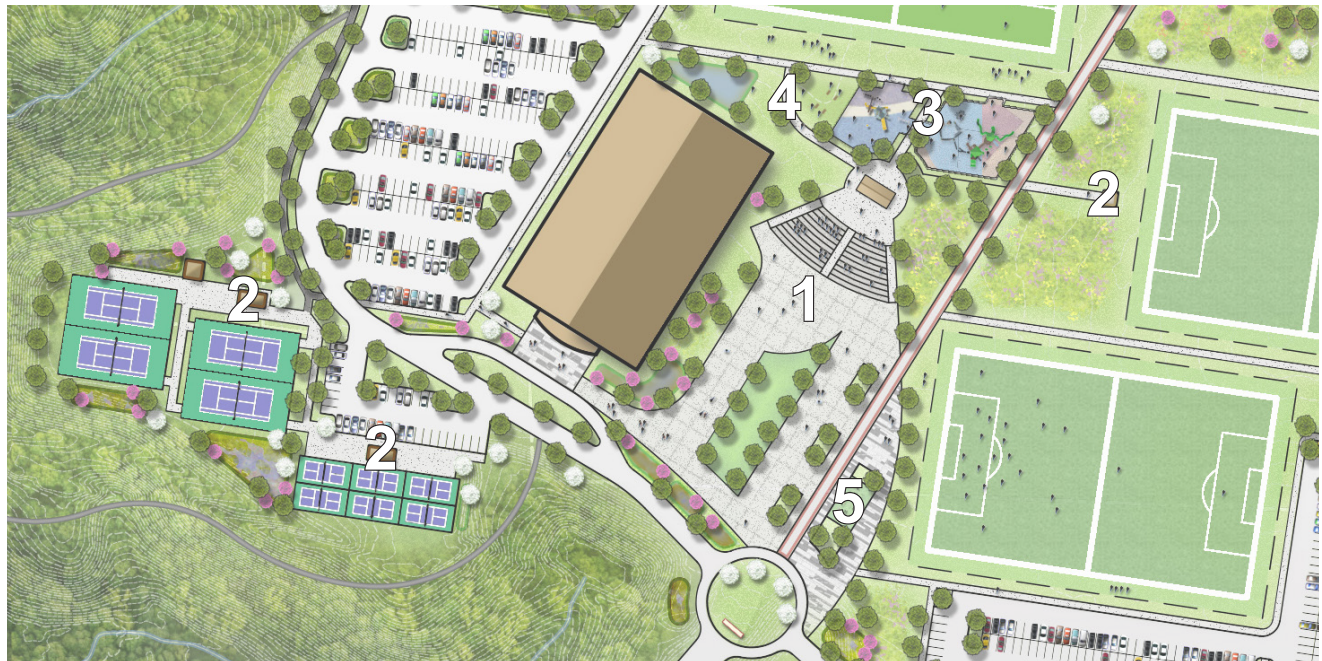
A playground area for all ages and abilities contains three sections of play equipment: for 2 to 5 years, 5 to 12 years, and 13 years to adult. The playground area is situated centrally in the park and bridges the local park amenities with the regional sports fields. It is recommended to use inspiration from the historical significance of southern Maryland and Calvert Cliffs in the playground features to expand the brand and identity of the park.

### 4. Backyard Green:

South of the playground facility is an open natural turf green that can be utilized for yard games such as bocce, croquet, and cornhole.

### 5. Challenge Course:

The challenge course, specifically designed for teens and adults, is a social, competitive outdoor fitness destination within the park. The outdoor exercise equipment offers a unique opportunity for people of all ages and abilities to have fun testing their skills and racing each other through a timed obstacle course.





# Dominion Energy Regional Park Master Plan

## PASSIVE Recreation Components

### 6. Nature Preserve and Picnic Grove:

An environmentally sensitive grove of trees and plants provides the opportunity for a nature preserve and picnic area in the southern tip of the park. The area is secluded from the athletic fields and links up with the paved walking trails and unpaved hiking trail through the park.

### 7. Exercise Trail and Stations:

The far west area of the park has a uniformly sloped area that is ideal for an exercise trail loop with outdoor fitness stations. Reforestation and tree plantings provide shade along the trail.

### 8. Paved and Unpaved Walking/Jogging Paths:

A 10-ft wide asphalt paved walking/jogging path along the perimeter of the park interconnects with unpaved trails and sidewalks throughout the entire site.

### 9. Cultural Resources Protection Area:

The existing archaeological Rawlings cabin site should be protected and incorporated as a park educational resource. The master plan envisions maintaining the existing wooded buffer area around this resource. Decorative fencing surrounding the area would provide protection of the area from unauthorized personnel and the nearby park trails would provide for educational interpretive opportunities. These could take the form of a series of interpretive signs and/or display or in the form of a more robust building and educational building that

may protect the onsite cultural resources as well as provide educational displays. In addition, as part of the detailed design stages a Phase III archaeological investigation to more intensively study the area could be conducted. This cultural resource could also be nominated for listing in the National Register of Historic Properties.





# Dominion Energy Regional Park Master Plan

## PASSIVE Recreation Components



An artistic bird's eye view looking southwest at the Dominion Regional Park Master Plan's main entrance circle and drop-off. The community event plaza and challenge course are shown in the foreground, with the indoor recreation center, playground and athletic fields behind them.



# Dominion Energy Regional Park Master Plan

## Utilities & Amenities

### UTILITIES:

#### Water System and Sanitary Sewer System:

Water and sanitary sewer systems will be expanded from the current system on site and shall comply with State of Maryland and Calvert County regulations.

Based upon record information available, the on-site water is a 2-inch meter off a service line. It is anticipated that water distribution will include a loop system through the park to service domestic water needs for the restroom buildings, indoor recreation center, and maintenance building as well as water drinking water fountains.

The proposed irrigation system for the natural grass athletic fields may require storage tanks as part of the system depending upon the ultimate expected flow rates of the domestic plus irrigation demand. A separate water well for irrigation only may also be a viable option. As part of the detailed design of the indoor recreation center building fire protection requirements would be determined and the appropriateness and ability of the on-site water service to meet those fire demand would be assessed at that time. At the time of the detailed design phase(s) consideration should be given for on-site non-potable water reuse opportunities as part an overall sustainable park design. Grey water reuse for toilet flushing in the indoor recreation center building could be explored. In addition, irrigation system may also be a candidate for wastewater reuse if appropriate filtration measures are incorporated.

The on-site sanitary sewer pump station is assumed to be sized to accommodate the ultimate build out envisioned in this master plan. The pump station operations may need to be accessed as part of the design of each phase to ensure that the pump operates as intended based upon the flow rates associated with the individual phases that are or have been constructed to date. The connections to individual restroom buildings, the indoor recreation center, and the maintenance building should utilize gravity sewer lines to the existing pump station to the extent possible. It is anticipated that the restroom facility planned at the large pavilion area near the park entrance will have a small pump station and force main to the central portion of the park.

#### Restroom Facilities:

Restrooms are proposed throughout the park with an emphasis on proximity to amenities, accessibility, and maintenance.

#### Electrical & Lighting System:

There is currently on-site electrical service from SMECO as part of the site's former development. In addition to building electrical service(s) the former development also had extensive parking lot lighting throughout the gravel areas on site. The extent of removal of the former conduit runs and network is not known. This master plan assumes an existing on-site electrical service. Electrical power will be distributed for individual restroom buildings, indoor recreation center, and the maintenance building.

Consideration should be given for providing power and lighting for the large pavilions if they will be allowed to be rented at night. The proposed lighting design for the park will encompass standard Calvert County Roadway Lighting Standards and unique on-site lighting consisting of specialized poles that enable signage, trash receptacles, banners and speakers to be integrally mounted. Any proposed site lighting should comply with safety or code required lighting as per Calvert County Recreation and Parks operational standards. LED energy efficient fixtures, with cutoffs for dark sky compliance and limiting light pollution are recommended. For the multipurpose fields to function as a regional attraction, all the fields should be provided field lighting.

#### Maintenance Facilities:

The park maintenance facilities and storage yard are in the southern section of the park adjacent to the nature preserve and picnic pavilions. The location allows for bulk material and equipment to be stored discreetly with easy access throughout the entire park.

# Dominion Energy Regional Park Master Plan

## Utilities & Amenities

### UTILITIES CONTINUED

#### Stormwater management (SWM):

The site's former development was designed and permitted as temporary use with no provisions provided for permanent stormwater management measures to meet the County's stormwater management ordinance and regulations. Erosion and sediment control (E&SC) measures were designed to accommodate the grading and installation of temporary impervious surfaces, including the extensive gravel paving that currently exists on site. There are thirteen (13) existing sediment traps scattered throughout the project site as part of that former development's E&SC design. These facilities will not be able to be converted to meet the master planned park's ultimate SWM requirements. The master planned park's SWM requirements would be categorized as "new development," because the existing condition land use cover is considered to be the wooded conditions that existed prior to the installation of the temporary impervious cover.

It is recommended that during the design of the first phase of park development, a concept SWM master plan be prepared and submitted to the County Department of Public Works for review and approval. This will guide the ultimate design for all phases of development with a concept SWM roadmap and also likely streamline the SWM approval process, since each subsequent phase would begin at the "site development" submission phase with an approved concept already on file.

For the actual SWM design, the master plan envisions environmental site design (ESD) facilities being located throughout, and integrated into the park master plan. Micro-scale practices such as micro-bio retention, rain gardens, and bioswales are envisioned to be located within internal parking lot islands and in park landscape areas. The proximity to user areas both help meet requirements to treat runoff close to the source as well as provides the possibility for educational signage opportunities and points of visual interest in the park landscape. In addition, non-rooftop disconnections and sheet flow type credits should be incorporated. Alternative surfaces such as permeable paving may be appropriate to incorporate in to the design for the paved pathways. Per County SWM Ordinance § 123-10 A.(2) control of the 2-year and 10-year storm for quantity management may be required. If additional SWM quantity management facilities are required they should be located at the periphery of the park, possibly where existing sediment traps are currently located, and safely separated from park activities.

On the following page is a "green infrastructure" exhibit that highlights the recommended locations of environmental site design / SWM facilities which have been incorporated in the master plan layout. This was based upon a preliminary planning level assessment of the project site based upon the master planned project area shown. Early planning level estimates anticipate a project Pe

target of 1.5-inches with a total ESDv requirement of approximately 130,000 cu.ft. There are fifty-seven SWM facilities shown on the master plan anticipated as micro-bioretenion facilities that would provide most of the project requirements.

As mentioned above additional measures such as non-roof top disconnection should be incorporated for the athletic fields and the paved portions of the loop trails.



An artistic rendering of Stormwater management (SWM) facilities located at the main entrance and drop-off of the indoor recreation center.



# GREEN INFRASTRUCTURE

## Proposed Stormwater Management

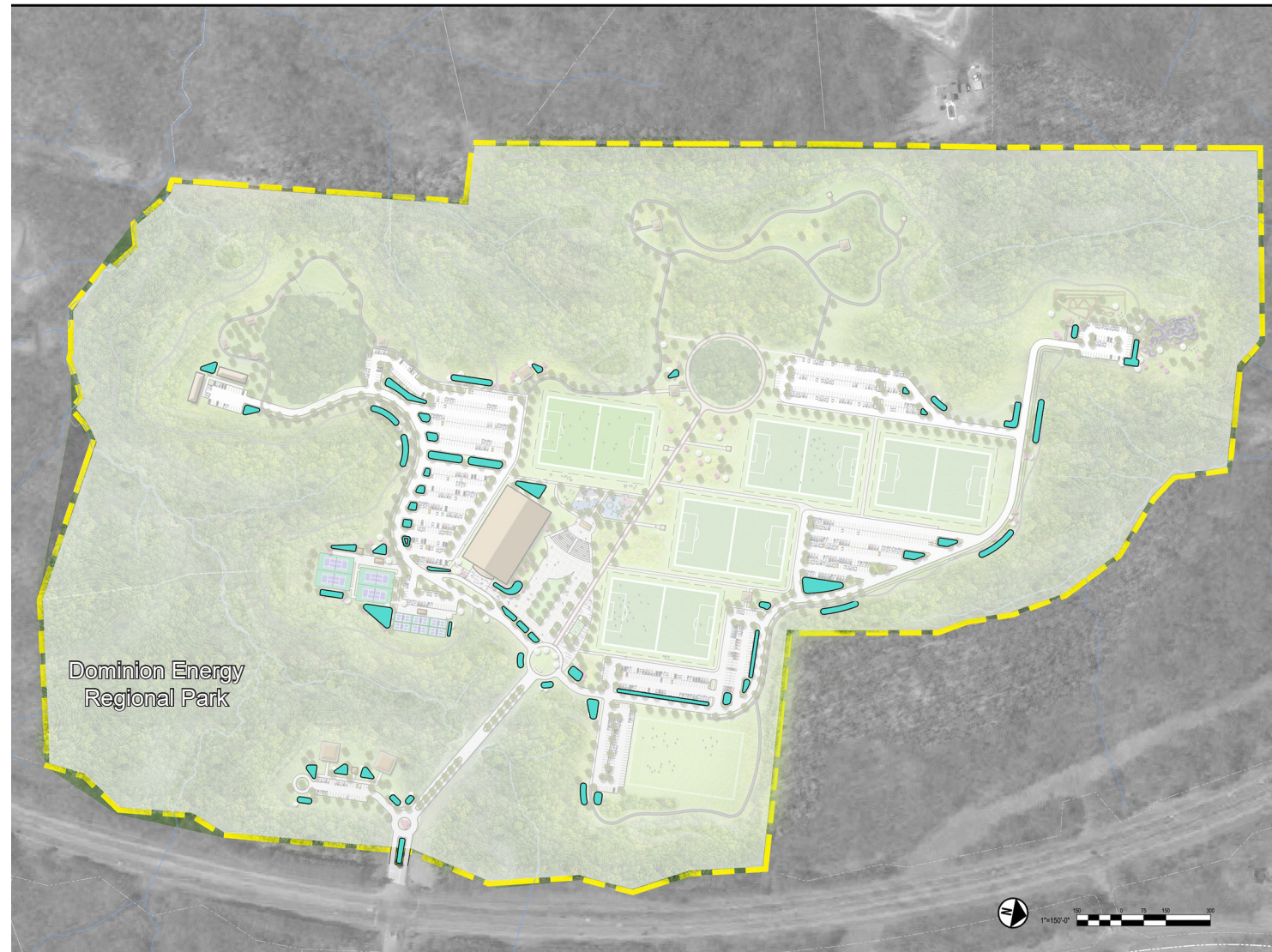
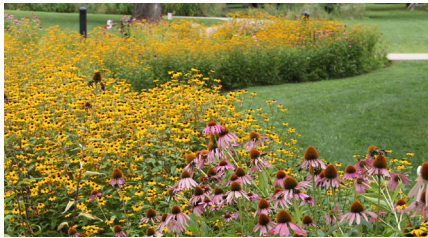
### LEGEND



Site Boundary



Stormwater  
Management



# Dominion Energy Regional Park Master Plan

## Utilities & Amenities

### LANDSCAPE:

The recommendations for the landscape consist primarily of planting to define and enhance outdoor spaces and circulation patterns as well as low maintenance native planting restoration areas. A large constraint present on the site is that most of the development envelope for the master planned park is currently covered in gravel paving with no topsoil present. All planned landscape areas will require imported topsoil, which can be a significant cost item. Natural grass athletic fields and designated grass open fields should receive focus and include a minimum of four (4) inches of topsoil. Other natural, unpaved areas should be treated with low-maintenance native plantings that may thrive with less extensive topsoil requirements. Most of the plantings that are proposed are shade trees designed to reinforce pedestrian and vehicular circulation, define open spaces, and provide shade for park visitors.

A more ornamental, multi-seasonal, and low-maintenance design is recommended around the recreation center, community event plaza, and tennis complex. Stormwater facilities around these complexes are recommended to have native plantings and comply with County requirements.

Another major component to the landscape design of the park is nature preservation and restoration. Restoration will be in the form of native meadow type plants and reforestation type areas. This will provide low maintenance areas that will begin

to passively restore the landscape to its natural habitat. The two areas of nature preservation are incorporated into the design of the park and contribute to the enjoyment and health of the park.

### WAYFINDING:

Recreational facility signs for the park should be installed on Solomons Island Road to indicate the entrance of the park, and also at the two roundabouts directing park users to park amenity locations. Signage within the park should be used to regulate travel speeds and identify parking areas. Gateway treatments with signage at the second roundabout within the park will also provide a welcoming ambience to park users.

Signage for amenity locations, restroom facilities, and mile markers along the paved and unpaved trails throughout the park are also recommended. Educational signage is recommended at the nature preservation and environmentally sensitive areas, including the reforestation area along the trails, and stormwater facilities near the recreational center.

### ACCESS & CIRCULATION:

The park entrance will be located at the existing paved entrance road installed during the prior development by Dominion Energy and will utilize the existing signalized intersection at Solomons Island Road. Upon entering, park users will travel northwest along a tree-lined median road to a

gateway entrance roundabout where they can utilize a drop-off area at the community event plaza and the pedestrian walkway connecting to the park trail system, or continue north to the athletic fields and action sports area, or proceed south to the indoor recreation center, court sports area, nature preservation area and picnic pavilions. Park users can safely access all amenities throughout the park by its network of sidewalks, and paved and unpaved trails.



# Dominion Energy Regional Park Master Plan

## Parking

Parking within a regional park is paramount and each main facility and amenity must have a dedicated lot for their use. Dominion Energy Regional Park has nine (9) permanent parking lots for a total of 1306 spaces.

### Parking Spaces Summary\*

1. Pavilion lot	40
2. Tennis complex lot	36
3. Recreation center lot	373
4. Picnic pavilion lot	49
5. Maintenance yard lot	31
6. East field lot 1	87
7. East field lot 2	188
8. North field lot	228
9. West field lot	211
10. Action sports lot	63

TOTAL 1306

\*An additional 1128 parking spaces at Cove Point Park can be utilized with shuttle service for large events





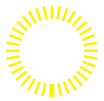
# PEDESTRIAN CIRCULATION

## Paved and Unpaved Pedestrian Pathways through & around the Park

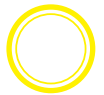
### KEY



Site Boundary



Pedestrian Entrance



Pedestrian Node

Pedestrian Circulation



Concrete Walk



Asphalt Walk



Unpaved Trail





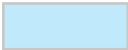
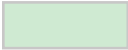





# VEHICULAR CIRCULATION

## Vehicular Roadways, Parking Lots, and Drop-Offs

### KEY

-  Vehicular Entrance
-  Vehicular Circulation
-  Drop Off
-  Parking
-  ADA Parking
-  Service
-  Site Boundary

Note: The total parking in the final site master plan is 1306 spaces.





# VIEW CORRIDORS

## Designed and Preserved Park View Sheds





# COST ESTIMATE & PHASING OF COVE POINT PARK & DOMINION ENERGY REGIONAL PARK



# Cost Estimate Summary

## Overview:

The cost summary below represents an estimate of probable construction project costs for the improvements recommended in this master plan. Costs for each park are presented separately. The estimates are based on typical unit costs associated with park development, originating from published sources and past project experience. Cost estimates include percentages soft costs associated with architecture and engineering design, as well as design and construction contingencies. Due to the unknown timeframe of the funding and construction of the parks and/or any phase(s) a separate escalation factor has not been included. Consideration should be given for adding an escalation percentage to these estimates if they will be used for long-term future phase budgeting. A breakdown of probable construction costs is listed below by overall trade category for each of the two parks. These costs represent the ultimate master plan build out.

For each park, the master plan was evaluated in tandem with the ultimate build out cost estimate. A phasing strategy was then developed that took into consideration balancing of costs between phases, prioritization of park elements, and combination of park elements with the required associated infrastructure and support components. Phasing is further discussed by park below.

Adoption of this master plan does not indicate a timeframe for funding or funding approval from the Board of County Commissioners.

## Cove Point Park Estimated Costs

The overall cost breakdown by project development category is listed below. These costs represent the ultimate master plan build out and development.

<u>Park Development Category</u>	<u>Estimated Cost</u>
General Requirements	\$ 550,754
Demolition / Erosion & Sediment Control	\$ 388,000
Civil / Site Work	\$ 3,224,360
Site Utilities	\$ 2,203,500
Recreation Areas	\$ 905,000
Landscape	\$ 179,000
Structures	\$ 5,075,000
Subtotal	\$ 12,525,614
Architecture & Engineering Design Fees	\$ 1,252,561
Design & Construction Contingency	\$ 2,505,123
MASTER PLAN TOTAL (rounded)	\$ 16,283,299

## Dominion Energy Regional Park Estimated Costs

The overall cost breakdown by project development category is listed below. These costs represent the ultimate master plan build out and development.

<u>Park Development Category</u>	<u>Estimated Cost</u>
General Requirements	\$ 1,043,998
Demolition / Erosion & Sediment Control	\$ 1,516,000
Civil / Site Work	\$ 5,296,604
Site Utilities	\$ 4,268,850
Recreation Areas	\$ 2,013,000
Landscape	\$ 251,500
Structures	\$ 10,960,000
Subtotal	\$ 25,349,952
Architecture & Engineering Design Fees	\$ 2,534,995
Design & Construction Contingency	\$ 5,069,990
MASTER PLAN TOTAL (rounded)	\$ 32,954,938



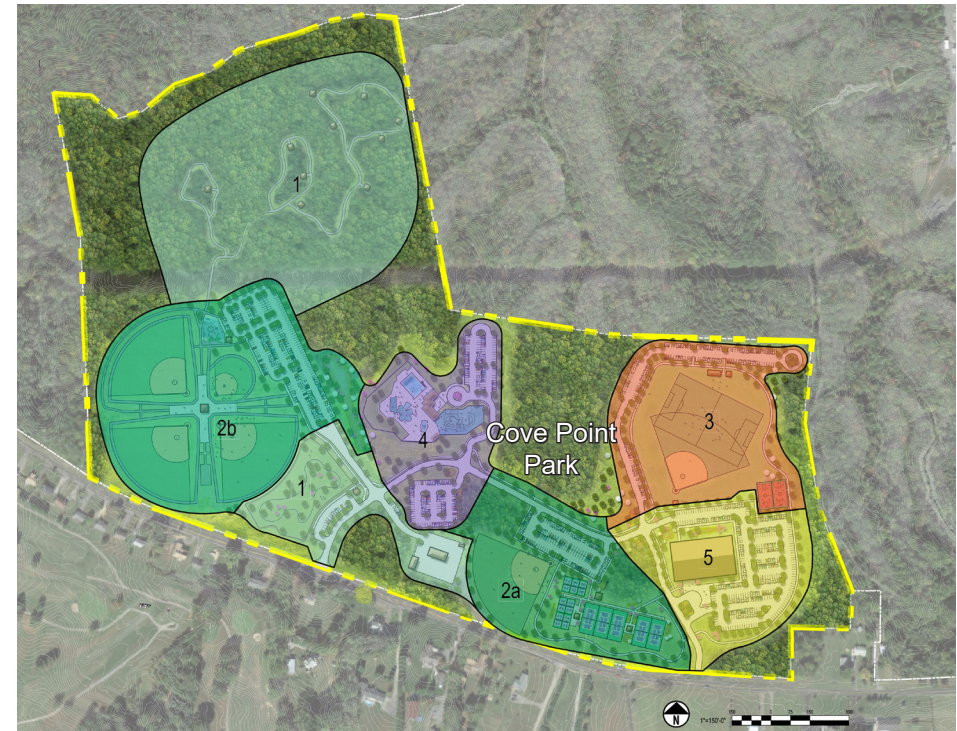
# Project Phasing Summary

## Cove Point Park Phasing

A breakdown of estimated costs by development phase is presented below.  
A phasing plan highlighting the recommended phasing areas and their associated park elements is also included.

<u>Park Development Phase</u>	<u>Estimated Cost</u>
Phase 1 – <i>Picnic pavilions and trails, dog park and parking lot improvements</i>	\$ 1,678,239
Phase 2a – <i>Tennis complex, baseball field, parking lot</i>	\$ 1,668,033
Phase 2b – <i>Baseball field complex and parking lot improvements</i>	\$ 2,239,546
Phase 3 – <i>Baseball / athletic field, basketball court, parking lot improvements</i>	\$ 1,271,757
Phase 4 – <i>Water park expansion, additional parking lot, parking lot improvements</i>	\$ 2,297,984
Phase 5 – <i>Indoor recreation center and parking lots</i>	\$ 7,127,737

MASTER PLAN TOTAL (rounded)      \$ 16,283,299



# Project Phasing Summary

## Dominion Energy Regional Park Phasing

A breakdown of estimated costs by development phase is presented below.

A phasing plan highlighting the recommended phasing areas and their associated park elements is also included.

Park Development Phase	Estimated Cost
Phase 1 – Park entrance gateway, community event space, playgrounds, challenge course, athletic fields, flex green space and parking lots	\$ 7,578,648
Phase 2 – Athletic fields, environmental protection & restoration areas, trail exercise course, bicycle skills course, pumptrack, skatepark, and parking lots	\$ 5,342,943
Phase 3 – Tennis & pickleball complex, and parking lot	\$ 1,204,983
Phase 4A – Artificial turf athletic field	\$ 598,093
Phase 4B - Parking lot, maintenance facility, environmental protection & restoration areas, picnic pavilion grove, and trails	\$ 4,446,843
Phase 5 – Indoor recreation center	\$13,032,900
Phase 6 – Large pavilions and parking	\$ 750,528

MASTER PLAN TOTAL (rounded)      \$ 32,954,938

